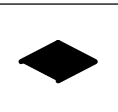


SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M. CITY OF ISSAQUAH, STATE OF WASHINGTON

355 E. SUNSET WAY, ISSAQUAH WA.

I S S A Q U A H



W A S H I N G T O N

SITE DATA

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9096
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE) OLDE TOWN DESIGN
MAX DU/ ACRE	29 DU / 0.303 ACRES = 8.787 UNITS
GROSS FLOOR AREA	4,578 SQ. FT. + 13,694 SQ. FT. = 18,272 SQ. FT.
FLOOR AREA RATIO	18,272 / 13200 = 1.38

PARKING REQUIREMENTS PER TABLE 18.09.050

LAND USE	REQUIRED PARKING
RESIDENTIAL	
MULTIFAMILY: STUDIO APARTMENT	1 SPACE PER UNIT ³
MULTIFAMILY: OTHER THAN STUDIO	2 SPACE PER UNIT ³

PARKING SPACES REQUIRED FOR PROPOSED BUILDING

	REQUIRED * OF STALLS
1 UNITS	14 STALLS
2 SPACES PER UNIT	28 STALLS

PARKING SPACES PROVIDED FOR PROPOSED BUILDING

<u>GARAGE PARKING</u>	
STANDARD STALLS 9'-0"x20'-0"	6 STALLS
COMPACT STALLS MIN. 9'-0"x15'-0"	6 STALLS
VAN HANDICAPPED STALL 16'-0"x20'-0"	1 STALL
TOTAL	13 STALLS

ON SITE PARKING

COMPACT STALLS 9'-0"x15'-0"	1 STALL
TOTAL	14 STALLS

IMPERVIOUS SURFACE

REQUIREMENTS PER 18.07.360 TABLE 1			
SITE AREA	13,200 SF	50% IMPERVIOUS PER MF-H	6,600 SQ. FT.
PROVIDED IMPERVIOUS AREAS			
ENTRY SIDEWALK		1647 SQ. FT.	
BUILDING FOOTPRINT		5675 SQ. FT.	
FRONT EXIT SIDEWALK		182 SQ. FT.	
REAR DRIVEWAY/ PARKING		505 SQ. FT.	
TOTAL	6531 SQ. FT.	49.48%	

PERVIOUS SURFACE (OPEN SPACE AND/ OR COMMUNITY SPACE)

SITE AREA 13,200 SF			
PROVIDED PERVIOUS AREAS			
NORTH END OF SITE		749 SQ. FT.	
WEST SIDE OF PROPERTY		2891 SQ. FT.	
EAST SIDE OF PROPERTY		3008 SQ. FT.	
TOTAL	6654 SQ. FT.	50.41%	

OPEN SPACE REQUIREMENTS

REQUIRED MIN. OUTDOOR SPACE PER UNIT (6'-0"x8'-0" MIN. DIM.)	48 SF / UNIT
(PRIVATE OR COMMON OPEN SPACE) PER 18.07.440	7 UNITS 336 SQ. FT.

PROVIDED (PRIVATE OPEN SPACE)

	1ST FLOOR	2ND FLOOR	3RD FLOOR	PROVIDED
	U1023(1) U1468(1) U1023-HC U1431 U2093(2)	U1431 U2093(2)	U1431 U1023	7 UNITS
DECK AREA	71 SQ. FT. 102 SQ. FT. 60 SQ. FT. 71 SQ. FT. 60 SQ. FT.	71 SQ. FT. 60 SQ. FT.	71 SQ. FT. 60 SQ. FT.	495 SQ. FT.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SETION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LINE 110 FEET;
THENCE SOUTH 120 FEET;
THENCE WEST 110 FEET;
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CODE INFORMATION

ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
OCCUPANCY	R-2 (MULTI-FAMILY) RESIDENTIAL / S-2 PARKING
SEISMIC ZONE	D1
WIND DESIGN EXPOSURE	85 MPH
SOIL BEARING CAPACITY	2000 PSF (ASSUMED)
CONSTRUCTION TYPE:	TYPE I-A (NON COMBUSTIBLE)_PARKING STRUCTURE
CONSTRUCTION TYPE:	TYPE V-A (WOOD FRAMED)_RESIDENTIAL
BUILDING CODE:	I.B.C. 2012
MECHANICAL CODE:	I.M.C. 2012
PLUMBING CODE:	U.P.C 2012
ENERGY CODE:	W.S.E.C. 2012 ED.
ELECTRICAL CODE:	2008 N.E.C. (NFPA 70)
FIRE CODE:	I.F.C. 2012
SETBACKS	FRONT 10 FT., SIDE 5 FT., REAR 20 FT
BUILDING HEIGHT	40 FT (ADMINISTRATIVE ADJUSTMENT REQUESTED 50 FT MAX.)

UNIT SUMMARY

DWELLING UNITS ALLOWED 18.07.360 TABLE 1

29 DU / 0.303 ACRES = 8.787 UNITS				
UNIT TYPE AND COUNT PROVIDED				
UNIT NAME	UNIT DESCRIPTION	UNIT COUNT	AREA	TOTAL UNIT AREA
U1023-HC	1 BEDRM+ DEN/ 1 BATH	1	1023 SQ. FT.	1023 SQ. FT.
U1023	1 BEDRM+ DEN/ 1 BATH	1	1023 SQ. FT.	1023 SQ. FT.
U1468(1)	2 BEDRM+ DEN/ 2 BATH	1	1468 SQ. FT.	1468 SQ. FT.
U1431	3 BEDRM+ 2 BATH	2	1431 SQ. FT.	2864 SQ. FT.
U1573(1)	3 BEDRM+ 2 BATH	1	1573 SQ. FT.	1573 SQ. FT.
U2093(2)	3 BEDRM+ DEN/ 2 BATH	1	2093 SQ. FT.	2093 SQ. FT.
	TOTAL	7 UNITS		10,054 SQ. FT.

TYPE 'A' ACCESSIBLE UNITS	1 UNIT (PER 2012 IBC TABLE 1107.6.11)
TYPE 'B' ACCESSIBLE UNITS	6 UNITS (PER 2012 IBC 1107.6.2.12)

BUILDING SUMMARY

PARKING STRUCTURE CODE REVIEW

BUILDING AREA TOTAL	4578 SQ. FT.
BUILDING HEIGHT	1 STORY
TYPE OF CONSTRUCTION	TYPE I-A
BUILDING CLASSIFICATION	GROUP R-2
SPRINKLERED:	YES (FULL NFPA 13R DRY SPRINKLER SYSTEM PER 2012 I.B.C. SEC. 402.4 + 903.3)
ALLOWABLE BUILDING AREA:	UNLIMITED
OCCUPANCY SEPARATION	2 HOUR (TABLE 302.3.2 2012 I.B.C.)

RESIDENTIAL CODE REVIEW

BUILDING AREA TOTAL	13,694 SQ. FT.
BUILDING HEIGHT	3 STORY
TYPE OF CONSTRUCTION	TYPE V-A (WOOD FRAME)
BUILDING CLASSIFICATION	GROUP R-2
SPRINKLERED:	YES (NFPA 13R SPRINKLER SYSTEM PER 2012 I.B.C. SEC. 402.4 + 903.3)
ALLOWABLE BUILDING AREA:	12,000 SQ. FT. PER FLOOR PER IBC 2012 TABLE 503
AREA INCREASE PER I.B.C. 506.3	100% PER FLOOR (AUTOMATIC SPRINKLER INCREASE) + 24,000 SQ. FT.
TOTAL ALLOWABLE BLDG. AREA	36,000 SQ. FT. (3 FLOORS)
TOTAL DWELLING UNITS	7 DWELLING UNITS
TYPE 'A' ACCESSIBLE UNITS	1 UNITS PER 2012 IBC TABLE 1107.6.11)
TYPE 'B' ACCESSIBLE UNITS	6 UNITS PER 2012 IBC 1107.6.2.12)
OCCUPANCY SEPARATION	1 HOUR BETWEEN UNITS

BUILDING SQUARE FOOTAGE (LIVING AREA ONLY) PER FLOOR (INCLUDING CORRIDOR, STAIR AND ELEVATOR)

	GARAGE FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
BUILDING AREA:	* 361 SQ. FT. 713 SQ. FT.*	4968 SQ. FT.*	4339 SQ. FT.	* 3251 SQ. FT. 13132 SQ. FT.	

* BUILDING AREA THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE.

BUILDING DECK AND STORAGE SQUARE FOOTAGE AREA

	U1573(1) U1468(1) U1023-HC U1431 U2093(2)	U1431 U1023
DECK AREA	71 SQ. FT. 102 SQ. FT. 71 SQ. FT. 60 SQ. FT. 71 SQ. FT. 60 SQ. FT.	71 SQ. FT. 60 SQ. FT.
STOR. AREA	16 SQ. FT. 19 SQ. FT.	16 SQ. FT.
BLDG AREA TOTAL		13,694 SQ. FT.

AERIAL PHOTOGRAPH



OCCUPANT LOAD

OCCUPANT LOAD

FLOOR AREA GROSS: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, (NOT INCLUDING VENT SHAFTS AND COURTS INCLUDING CORRIDORS, STAIRWAYS, CLOSETS AND INTERIOR WALL THICKNESS COLUMNS OR OTHER FEATURES. ALSO INCLUDES THE USABLE AREA UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE. (IE: PRIVATE OPEN SPACE/ DECKS)

** FLOOR AREA NET: THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.

OCCUPANT LOAD CALCULATIONS BY FLOOR (TABLE 1004.1.2)

		NUMBER OF OCCUPANTS
GARAGE FLOOR (S-2)		
PARKING GARAGES	OCCUPANT LOAD FACTOR	* FLOOR AREA
	200 GROSS	4578 SQ. FT.
		23 OCCUPANTS
RESIDENTIAL GARAGE FLOOR		
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA
	200 GROSS	361 SQ. FT.
		2 OCCUPANTS
RESIDENTIAL FIRST FLOOR		
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA
	200 GROSS	4339 SQ. FT.
		23 OCCUPANTS
RESIDENTIAL SECOND FLOOR		
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA
	200 GROSS	4339 SQ. FT.
		23 OCCUPANTS
RESIDENTIAL THIRD FLOOR		
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA
	200 GROSS	3251 SQ. FT.
		17 OCCUPANTS
	TOTAL	65 OCCUPANTS

VICINITY MAP



PROJECT TEAM

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STRUCTURAL ENGINEER:

INTERIORS:

MECHANICAL ENGINEER:

SHEET INDEX

ARCHITECTURAL
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A 2.1 PRELIMINARY SITE PLAN
A 2.2 CIRCULATION SITE PLAN
A 3.1 GARAGE AND FIRST FLOOR BUILDING PLAN
A 3.2 SECOND & THIRD FLOOR BUILDING PLAN
A 3.3 ROOF PLAN
A 4.1 BUILDING ELEVATIONS
A 4.2 BUILDING ELEVATIONS
A 4.3 BUILDING ELEVATIONS COLOR SCHEME
A 4.4 BUILDING ELEVATIONS COLOR SCHEME
A 5.1 PERSPECTIVES OF PROPOSED BUILDING
A 6.1 SUN AND SHADOW ANALYSIS

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CIVIL
C1.0 COVER/ EX. CONDITIONS/ DEMO. SHEET
C2.0 TESC & GRADING PLAN
C3.0 DRAINAGE & UTILITY PLAN
C4.0 DETAILS
EX-A EXHIBIT A

LANDSCAPE
L1 LANDSCAPE PLAN



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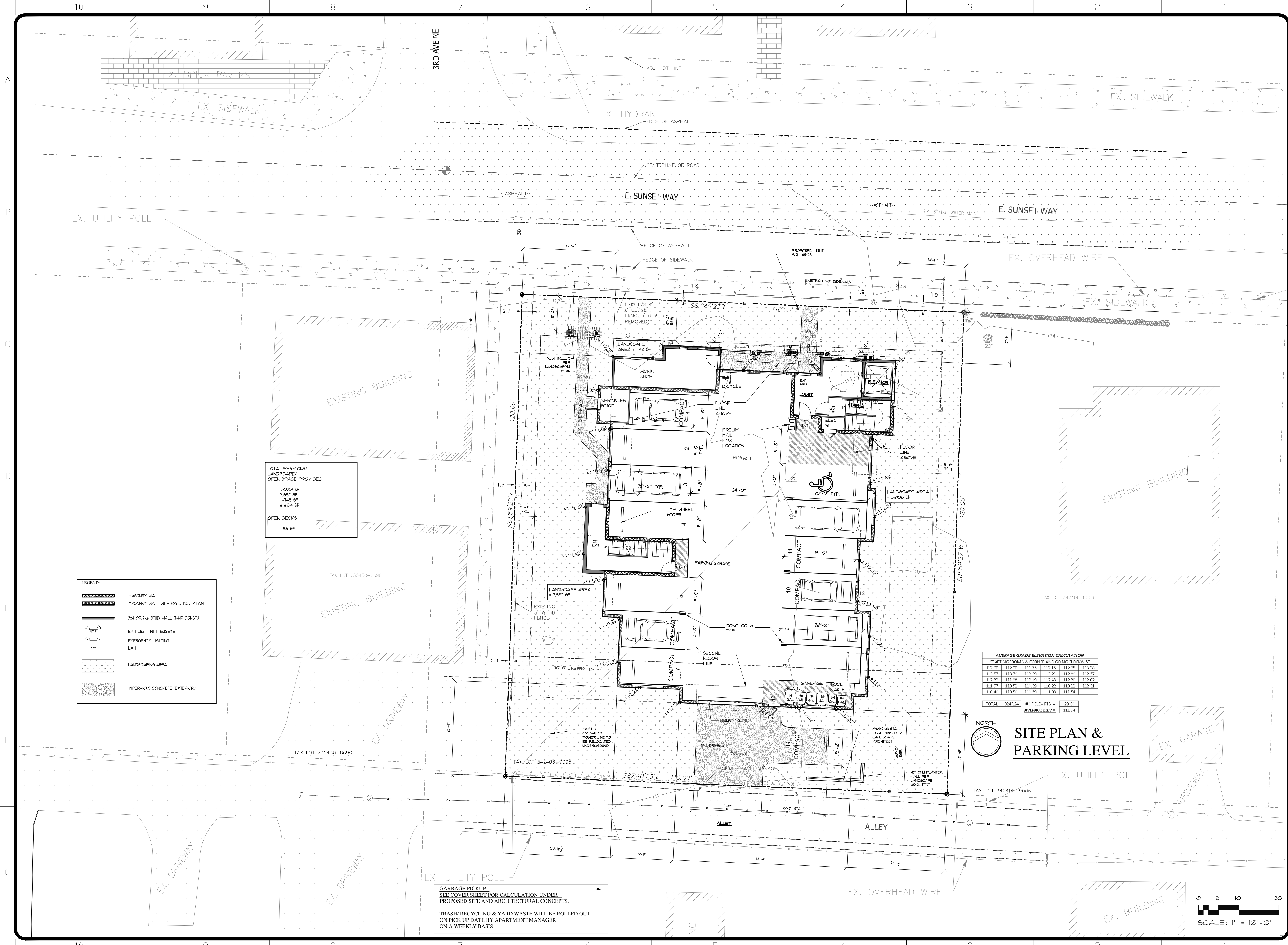


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COVER SHEET

Date: 04-15-16
Drawn: RAG
Job #: 1422
Revisions: _____





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2731 REGISTERED ARCHITECT

Richard Gulsrom

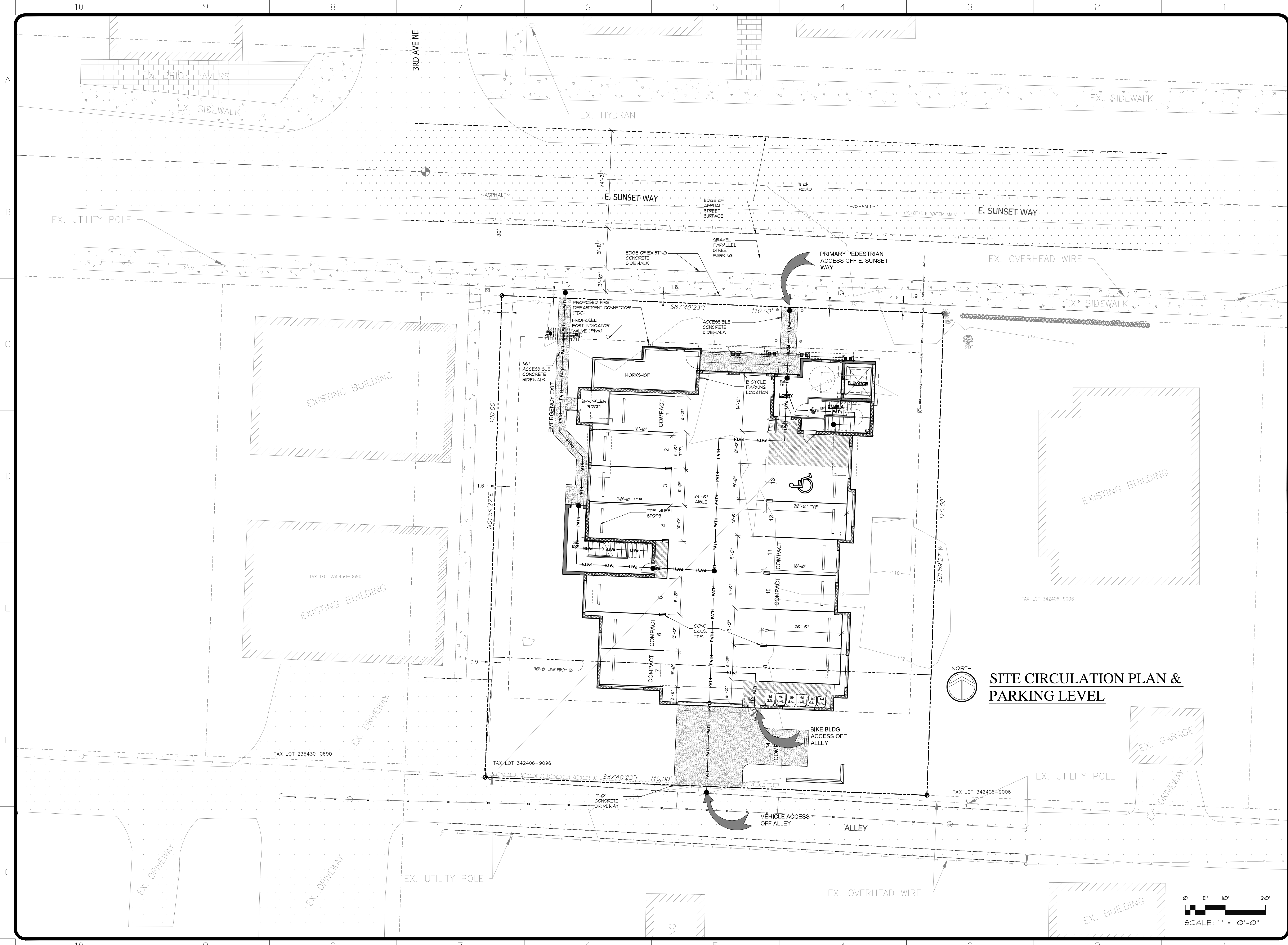
RICHARD GULSRUM
STATE OF WASHINGTON

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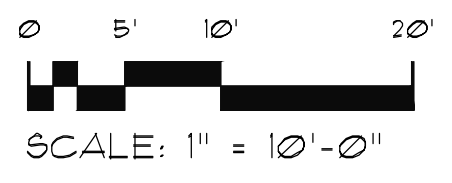
PRELIMINARY SITE PLAN

Date: 04-15-16
Drawn: RAG
Job #: 1422
Revisions:

A
2.1
SDP



SITE CIRCULATION PLAN & PARKING LEVEL



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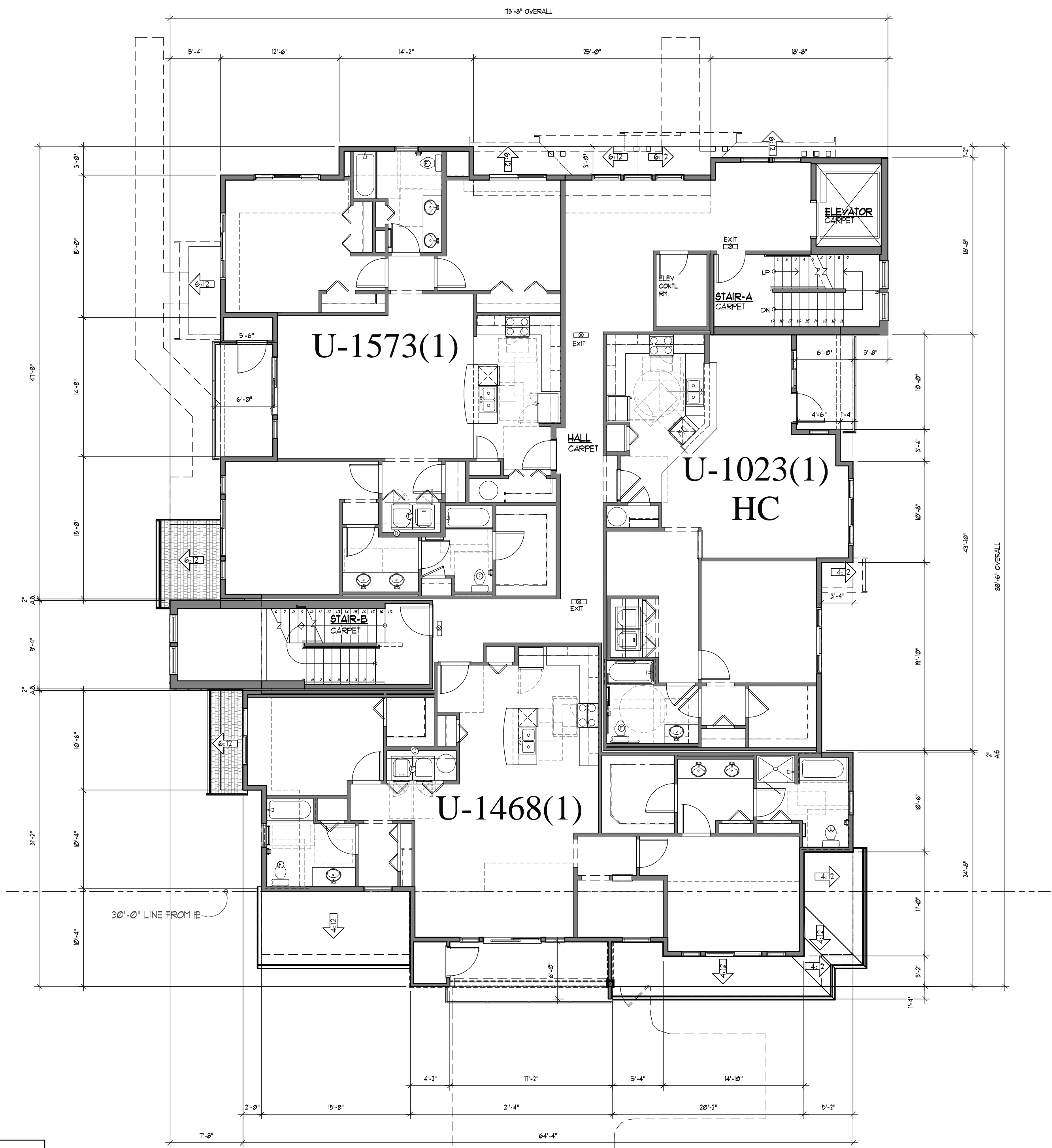
CIRCULATION SITE PLAN

Date:	04-15-16
Drawn:	RAG
Job #:	1422
Revisions:	

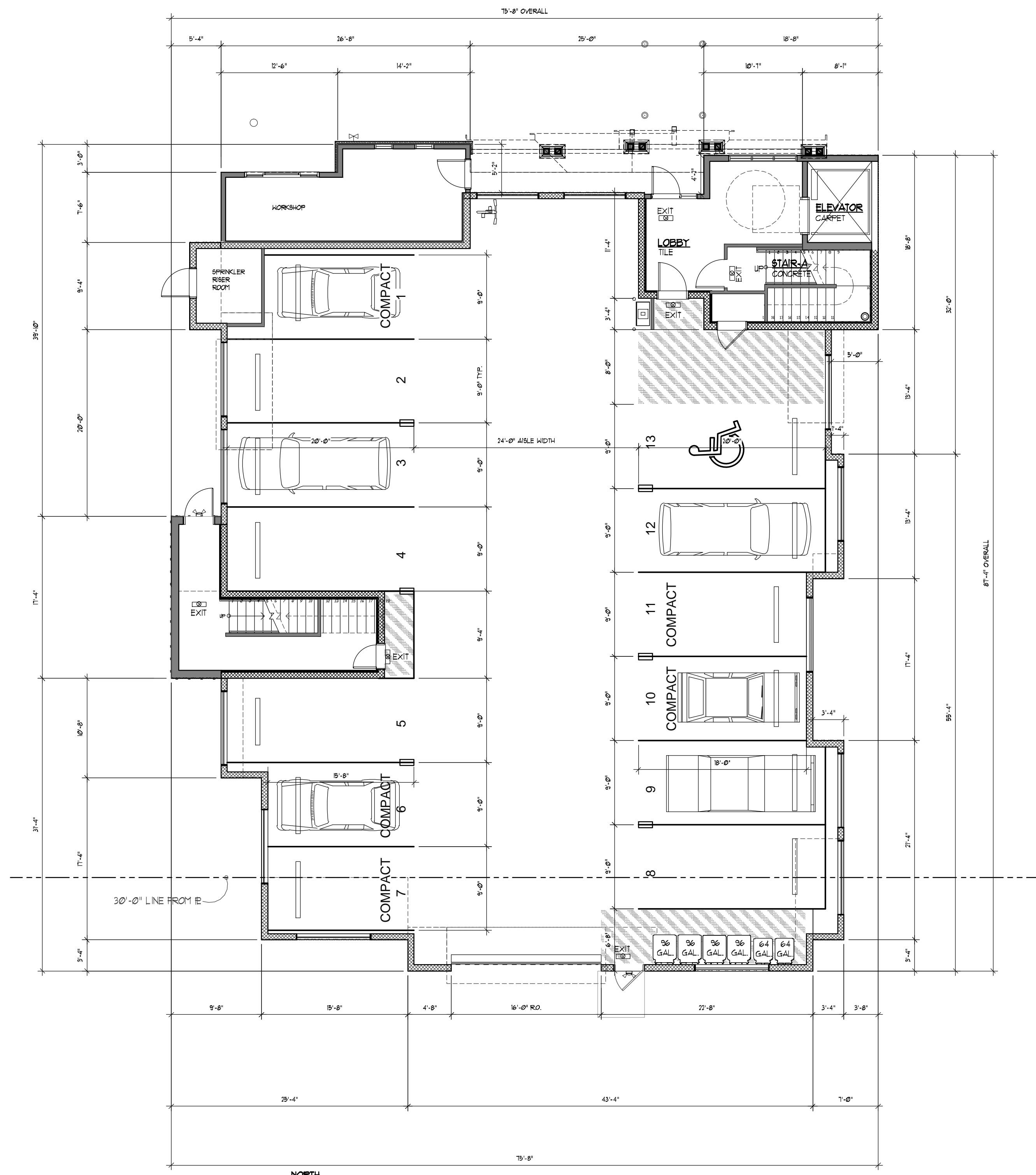


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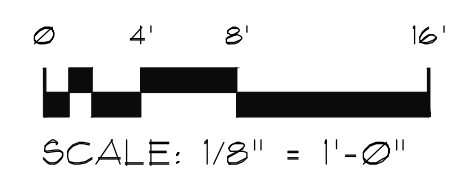
A B C D E F G



FIRST FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"



GARAGE FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

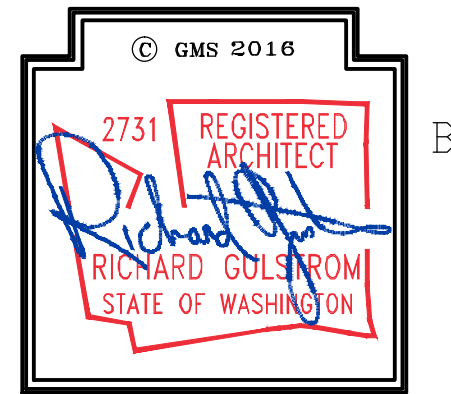


WALL ASSEMBLIES SEE SHEET AXXX
DOOR SCHEDULES SEE SHT. AXXX
WINDOW SCHEDULES SEE SHT. AXXX
MASONRY WALL WITH RIGID INSULATION



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**GARAGE AND FIRST FLOOR
BUILDING PLAN**

Date:	04-15-16
Drawn:	RAG
Job #:	1422
Revisions:	



G

10 9 8 7 6 5 4 3 2 1

10 9 8 7 6 5 4 3 2 1

A

B

C

D

E

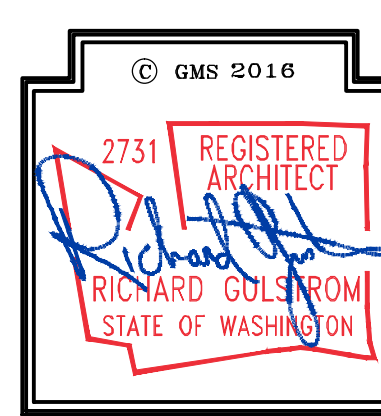
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G



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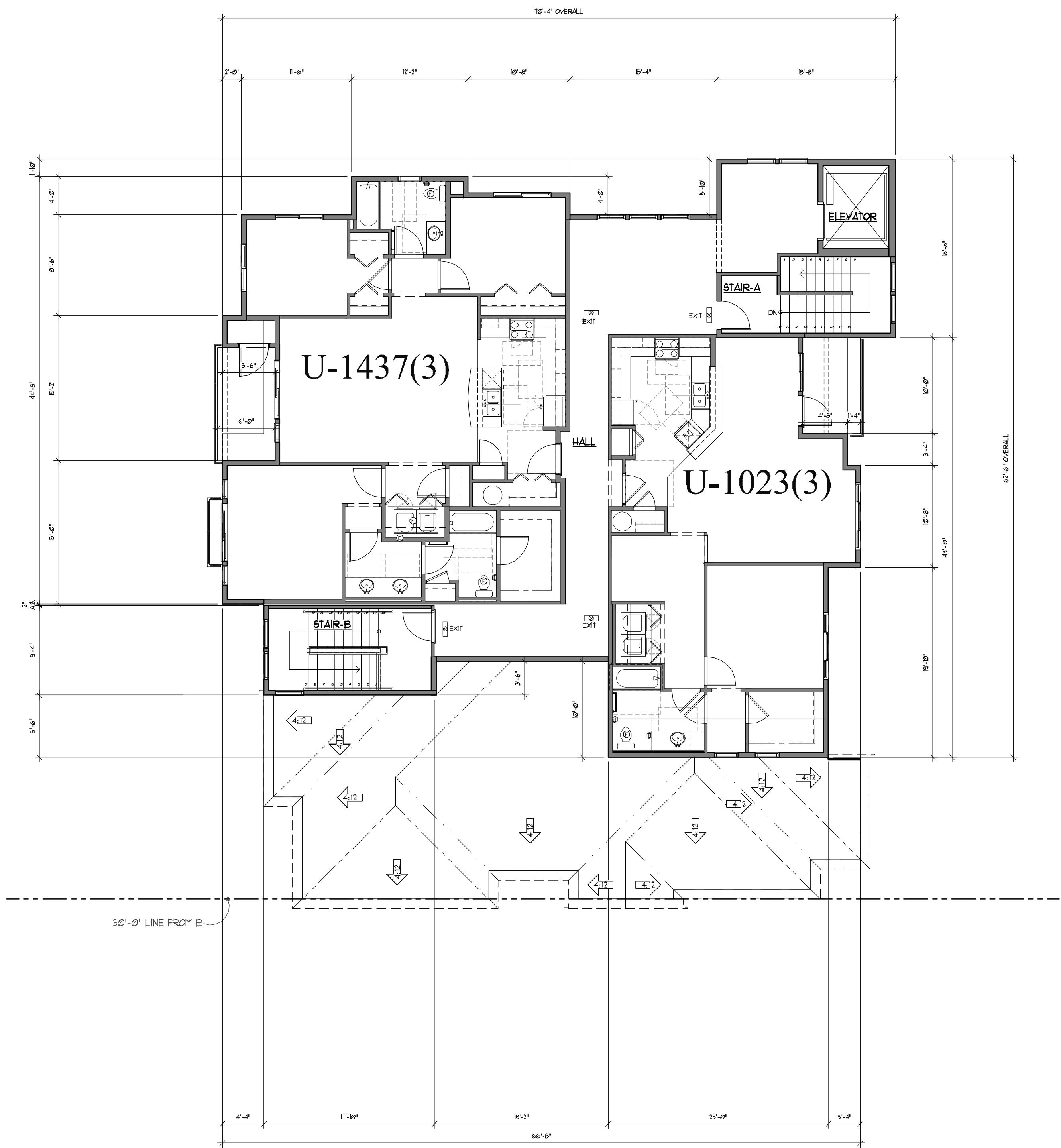


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SECOND & THIRD FLOOR
BUILDING PLAN

Date: 04-15-16
Drawn: RAG
Job #: 1422
Revisions:

A
3.2
SDP



LEGEND:

- XX WALL ASSEMBLIES SEE SHEET AXX
- DOOR SCHEDULES SEE SHT. AXXX
- WINDOW SCHEDULES SEE SHT. AXXX
- MASONRY WALL
- MASONRY WALL WITH RIGID INSULATION
- IMPERVIOUS CONCRETE (EXTERIOR)

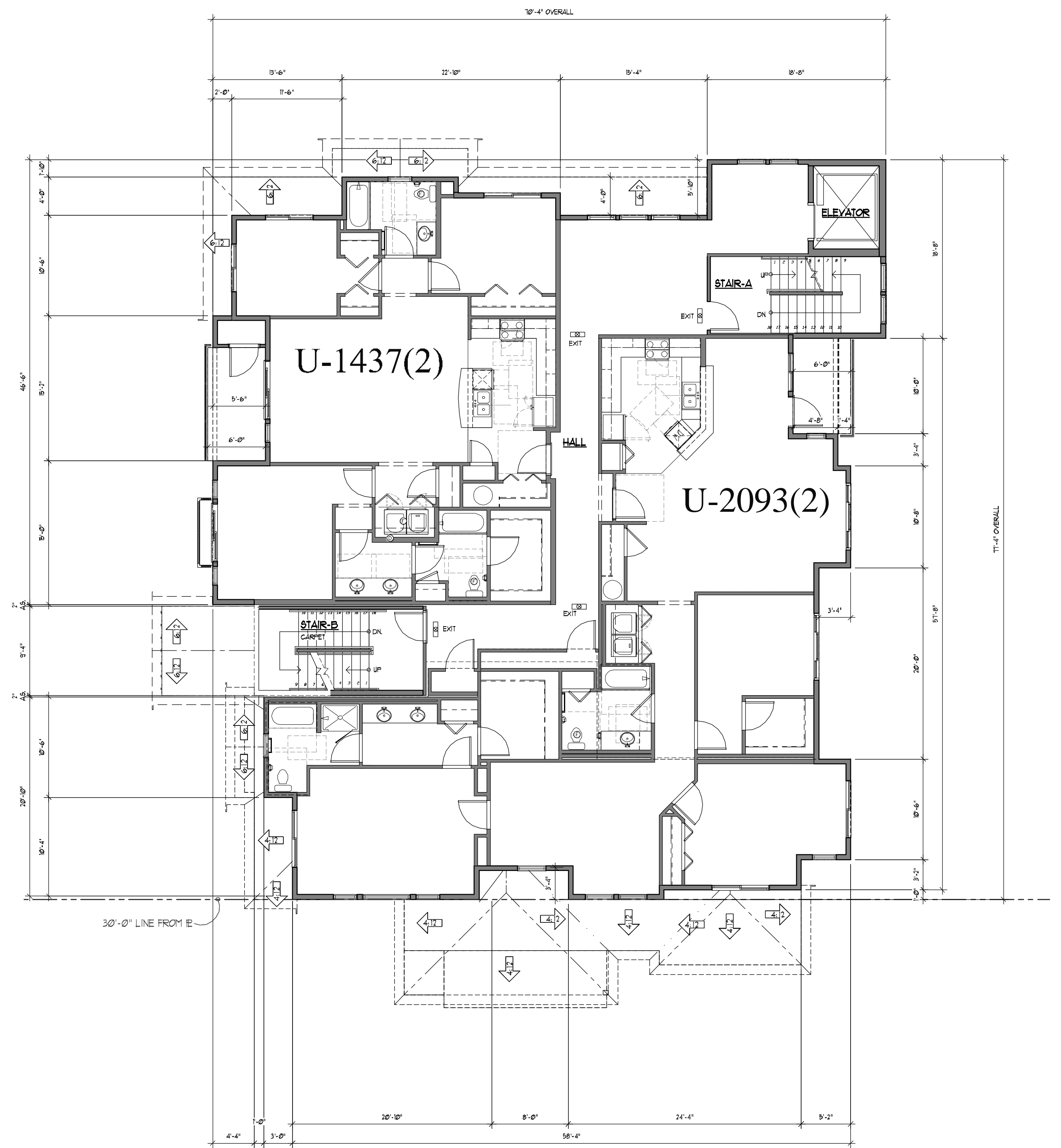
THIRD FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"

BUILDING SQUARE FOOTAGE (LIVING AREA ONLY) PER FLOOR (INCLUDING CORRIDOR, STAIR AND ELEVATOR)					
	GARAGE FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
BUILDING AREA:	* 361 SQ. FT. 219 SQ. FT.*	4968 SQ. FT.*	4339 SQ. FT. *	3251 SQ. FT. 13,132 SQ. FT.	

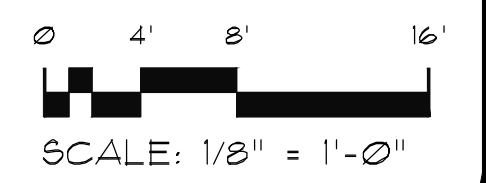
* BUILDING AREA THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE.

25% REDUCTION OF THE GROSS AREA
FROM 2ND FLOOR TO 3RD FLOOR

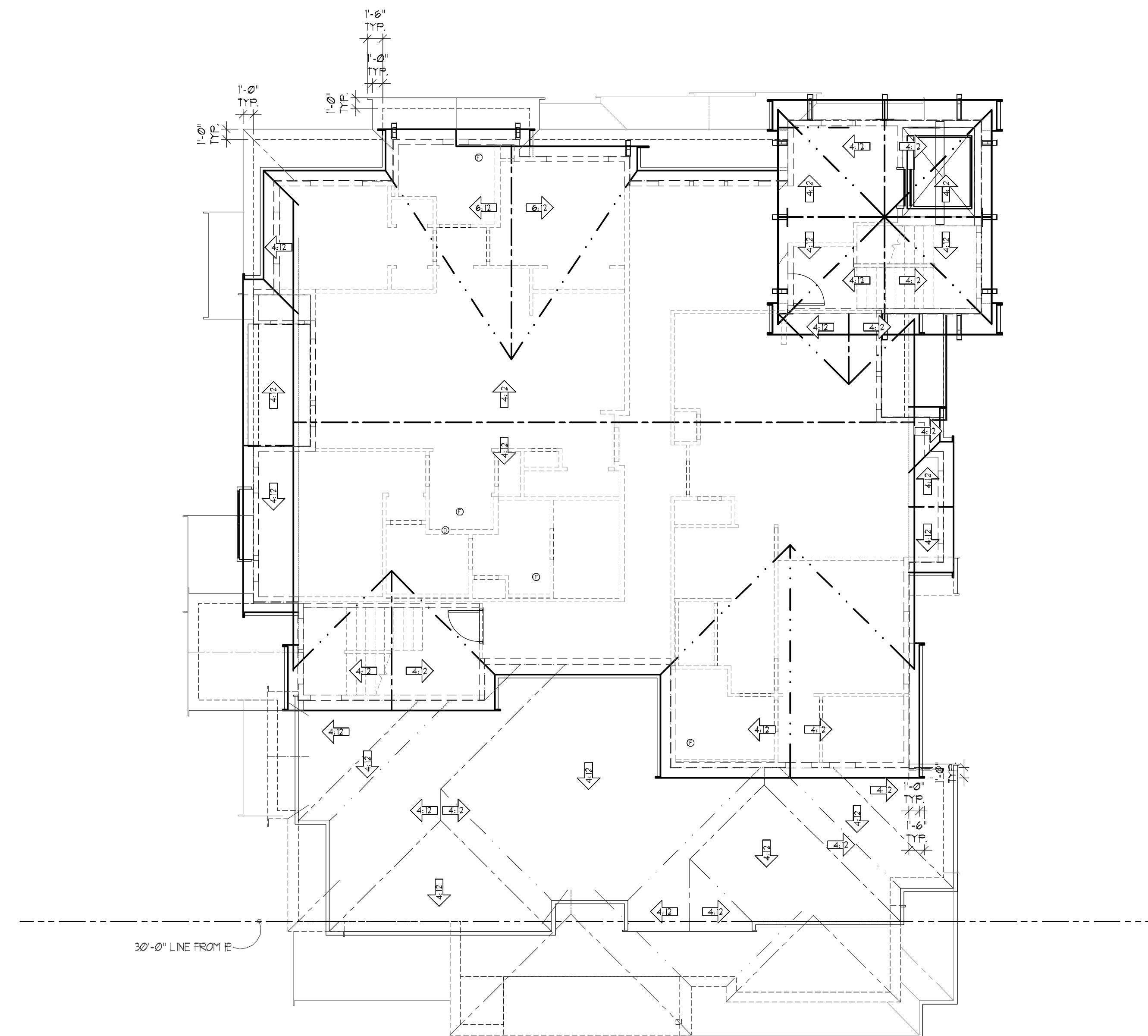
4339 x 25% x 3= 3254.3 SF
3251/4339 = 74.92%
= 25.08% REDUCTION PROVIDED



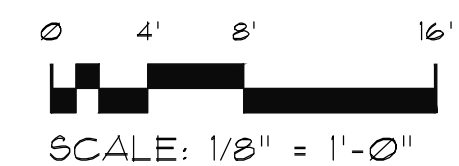
SECOND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"



10 9 8 7 6 5 4 3 2 1



ROOF PLAN
SCALE: 1/8" = 1'-0"



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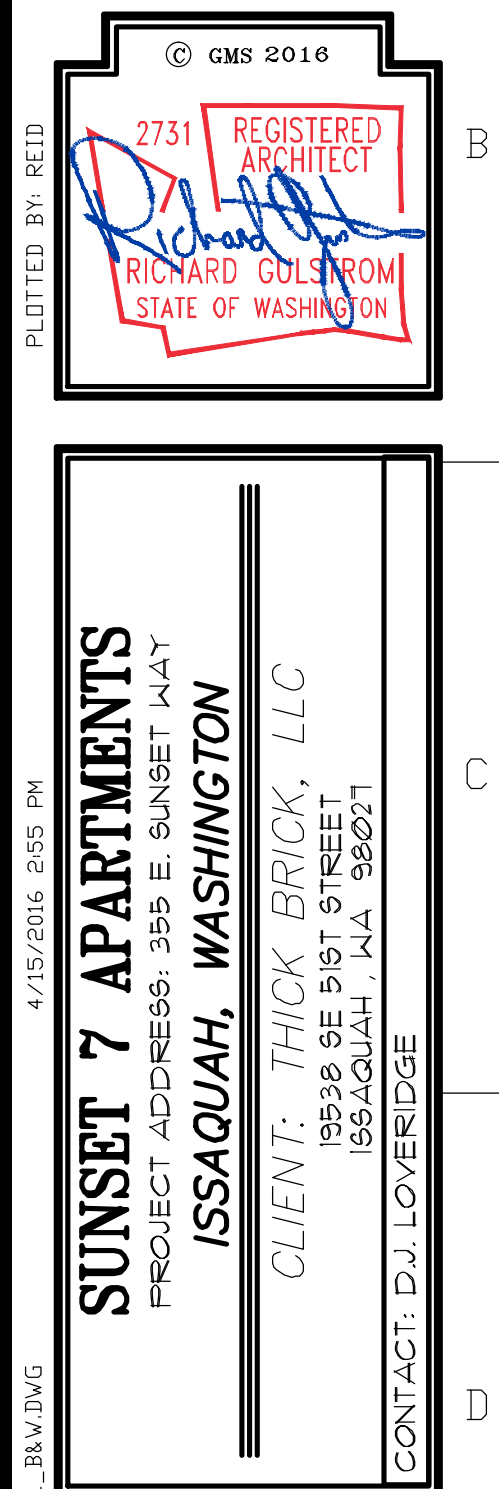
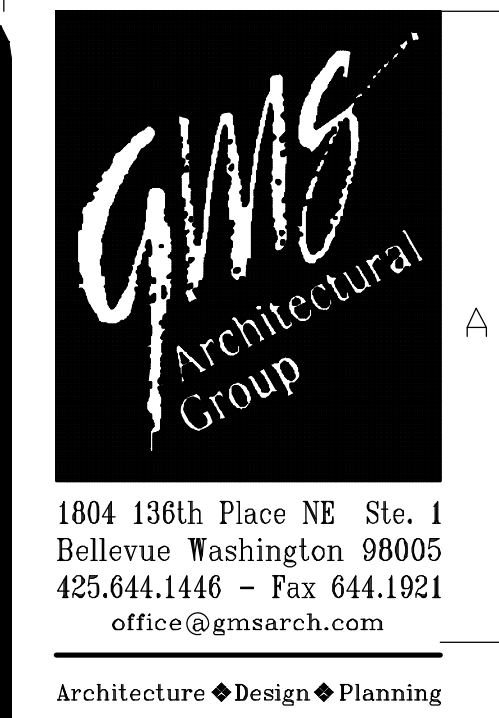
CLIENT: THICK BRICK, LLC
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CONTACT: DJ. LOVERIDGE

ROOF PLAN

Date: 04-15-16
 Drawn: RAG
 Job #: 1422
 Revisions:





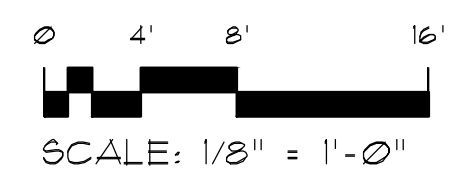
BUILDING ELEVATIONS

Date: 04-15-16

Drawn: RAG

Job #: 1422

Revisions: _____



10 9 8 7 6 5 4 3 2 1

A B C D E F G

40'-0"
BLDG
HEIGHT
FOR MF-H
ZONING

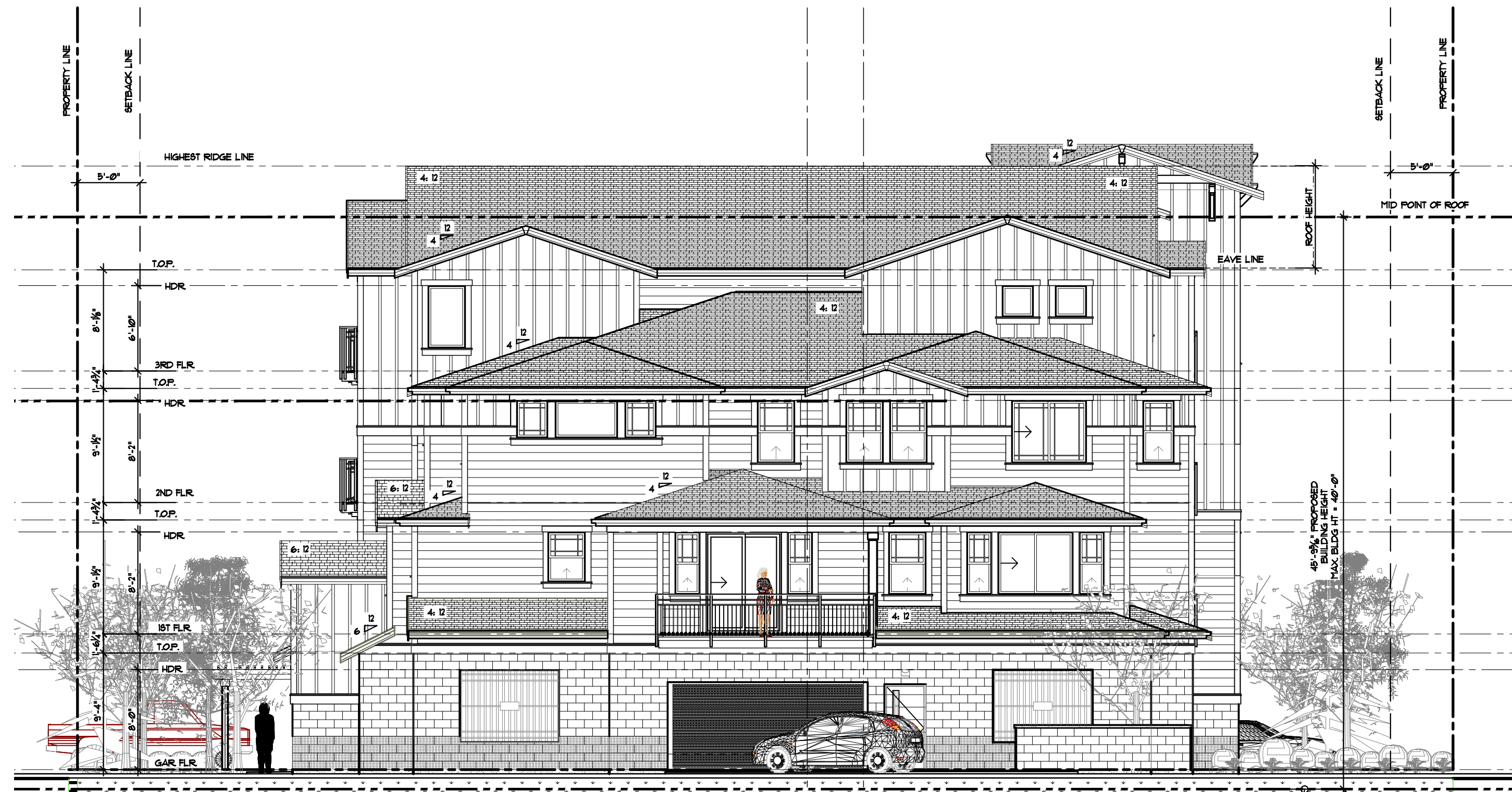
30'-0"
BLDG
HEIGHT
FOR SF-D
ZONING



WEST ELEVATION

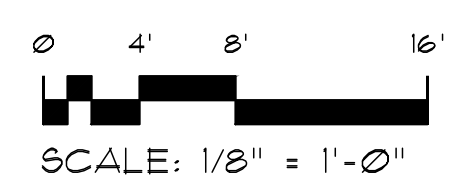
SCALE: 1/8" = 1'-0"

ELEVATION SIDING LEGEND			
	ASPHALT COMP SHINGLES BRAND: FABCO PREMIER COLOR: FENTER GREY		STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	BOARD & BATTEN SIDING 16" HARDIE PANELS W/1"x3" BATTS SPACED @16"O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SW 2846		SMOOTH FACE CONCRETE COLOR: GREY
	"HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE COLOR: SHERWIN WILLIAMS DOWNING STONE SW 2821		SPLIT FACE CONCRETE COLOR: GREY



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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BUILDING ELEVATIONS

Date: 04-15-16
Drawn: RAG
Job #: 1422
Revisions:



10 9 8 7 6 5 4 3 2 1

10 9 8 7 6 5 4 3 2 1

A B C D E F G

30'-0"
BLDG
HEIGHT
FOR SF-D
ZONING

ALLEY



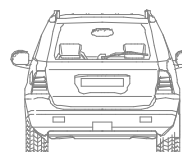
AVERAGE GRADE
=111.94'

UNIT 1468(1)
GARAGE

UNIT 1023(3)
UNIT 2033(2)
UNIT 1023 HC
GARAGE

STAIR A

ELEVATOR



PARKING

E. SUNSET WAY

PARKING

SIDEWALK

40'-0"
BLDG
HEIGHT
FOR MF-H
ZONING

EAST ELEVATION

SCALE: 1/8" = 1'-0"

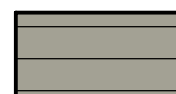
ELEVATION COLOR SIDING LEGEND



ASPHALT COMP SHINGLES
BRAND: PABCO PREMIER
COLOR: FENSTER GREY



BOARD & BATTEN SIDING 1/2" HARDIE
PANELS 1/2" BATTEN SPACED @16" O.C.
COLOR: SHERWIN WILLIAMS
ROYCROFT BRONZE GREEN
SW 2846



"HARDBOARD" BEVELED SIDING
1/2" EXPOSURE
COLOR: SHERWIN WILLIAMS
DOWNING STONE
SW 2821



CORNER/WINDOW/ACCENT TRIM
AND ROOF FASCIA & GUTTERS
COLOR: SHERWIN WILLIAMS
SAGE GREEN LIGHT
SW 2851



STONE VENEER SIDING
COLOR AND PATTERN:
CULTURED STONE SOUTHERN
LEDGESTONE BUCKS COUNTY



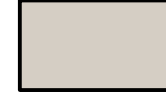
SMOOTH FACE CONCRETE
COLOR: GREY



SPLIT FACE CONCRETE
COLOR: GREY



METAL GARAGE ACCENT
COLOR: RED



ELASTOMERIC DECK COATING
COLOR: SHERWIN WILLIAMS
POPULAR GREY
SW 6071



ELEVATOR

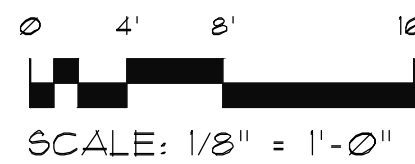
HALLWAY
HALLWAY
HALLWAY
LOBBY

UNIT 1437(3)
UNIT 1437(2)
UNIT 1573(1)
GARAGE

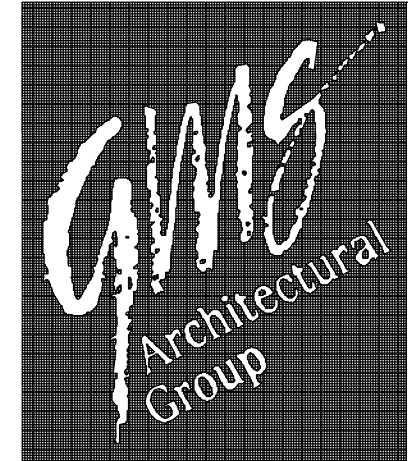
AVERAGE GRADE
=111.94'

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com

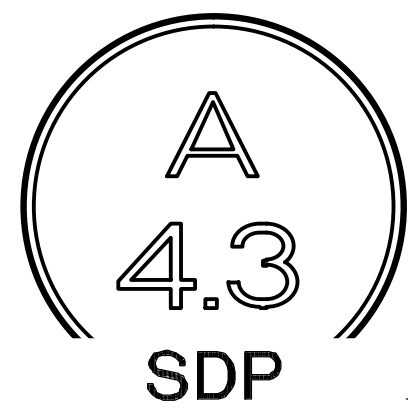
Architecture ♦ Design ♦ Planning



SUNSET 7 APARTMENTS
PROJECT ADDRESS: 385 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: THICK BRICK, LLC
19530 SE 51ST STREET
ISSAQUAH, WA 98021
CONTACT: DJ LOVERIDGE

BUILDING ELEVATIONS COLOR SCHEME

Date: 04-15-16
Drawn: RAG
Job #: 1422
Revisions:



10 9 8 7 6 5 4 3 2 1

A B C D E F G

40'-0"
BLDG
HEIGHT
FOR MF-H
ZONING

30'-0"
BLDG
HEIGHT
FOR SF-D
ZONING



UNIT 1437(3)
UNIT 1437(2)
UNIT 1573(1)
GARAGE

STAIR B

UNIT 2093(2)
UNIT 1468(1)
GARAGE

AVERAGE GRADE
=111.94'

WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION COLOR SIDING LEGEND			
	ASPHALT COMP SHINGLES BRAND: PARCO PREMIER COLOR: FENTER GREY		STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	BOARD & BATTEN SIDING 16" HARDIE PANELS 1/4"x3" BATTS SPACED @16" O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SW 2846		SMOOTH FACE CONCRETE COLOR: GREY
	"HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE COLOR: SHERWIN WILLIAMS DOWNING STONE SW 2821		SPLIT FACE CONCRETE COLOR: GREY
	CORNER/ WINDOW/ ACCENT TRIM AND ROOF FASCIA & GUTTERS COLOR: SHERWIN WILLIAMS SAGE GREEN LIGHT SW 2851		METAL GARAGE ACCENT COLOR: RED
	ELASTOMERIC DECK COATING COLOR: SHERWIN WILLIAMS POPULAR GREY SW 6071		

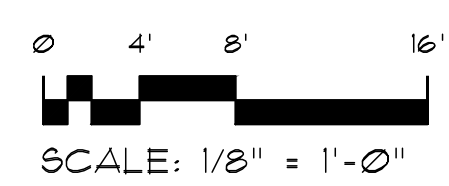


UNIT 2093(2)
UNIT 1468(1)
GARAGE

AVERAGE GRADE
=111.94'

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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office@gmsarch.com

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SUNSET 7 APARTMENTS
PROJECT ADDRESS: 385 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: THICK BRICK, LLC
19538 SE 51ST STREET
ISSAQUAH, WA 98021
CONTACT: DJ LOVERIDGE

**BUILDING ELEVATIONS
COLOR SCHEME**

Date: 04-15-16
Drawn: RAG
Job #: 1422
Revisions:



SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M. CITY OF ISSAQUAH, STATE OF WASHINGTON

355 E. SUNSET WAY, ISSAQUAH WA.

I S S A Q U A H



W A S H I N G T O N



NORTHEAST PERSPECTIVE

NORTHWEST PERSPECTIVE

ELEVATION COLOR SIDING LEGEND			
	ASPHALT COMP SHINGLES BRAND: FASCO PREMIER COLOR: FENSTER GREY		STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	BOARD & BATTEN SIDING 16" HARDIE PANELS W/13" BATTIS SPACED #16"O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SW 2846		SMOOTH FACE CONCRETE COLOR: GREY
	"HARDIBOARD" BEVELED SIDING W/ 8" EXPOSURE COLOR: SHERWIN WILLIAMS DOHNING STONE SW 2821		SPLIT FACE CONCRETE COLOR: GREY
	CORNER/ WINDOW/ ACCENT TRIM AND ROOF FASCIA & GUTTERS COLOR: SHERWIN WILLIAMS SAGE GREEN LIGHT SW 2291		METAL GARAGE ACCENT COLOR: RED
			ELASTOMERIC DECK COATING COLOR: SHERWIN WILLIAMS POPULAR GREY SW 6071



SOUTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE



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Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com

Architecture ♦ Design ♦ Planning
Members of the American
Institute of Architects



SUNSET 7 APARTMENTS
PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: THICK BRICK, LLC
19530 SE 51ST STREET
ISSAQUAH, WA 98021
CONTACT: DJ LOVERIDGE

**PERSPECTIVES OF
PROPOSED BUILDING**

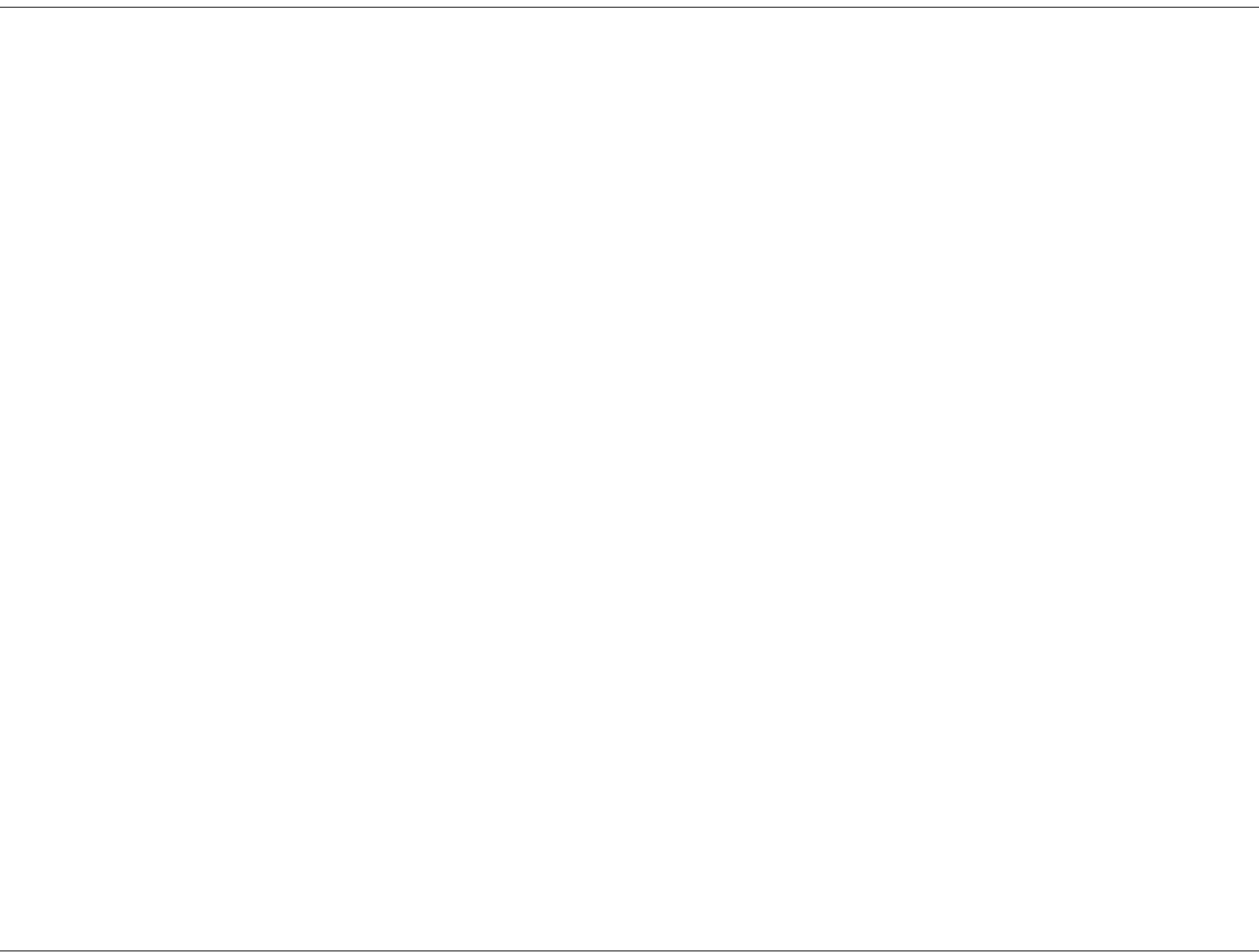
Date: 04-15-16
Drawn: RAG
Job #: 1422
Revisions:



SUNSET 7 APARTMENTS

355 E. SUNSET WAY, ISSAQUAH WA.
SUN AND SHADOW ANALYSIS

SUN STUDY BASED ON -MAY 5



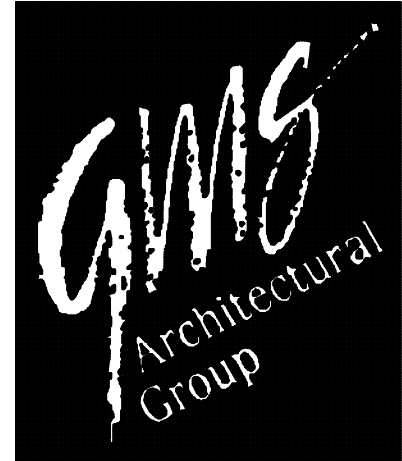
5 SUN AND SHADOW @ 5:00 PM
SCALE: NTS

3 SUN AND SHADOW @ 1:00 PM
SCALE: NTS

1 SUN AND SHADOW @ 9:00 AM
SCALE: NTS

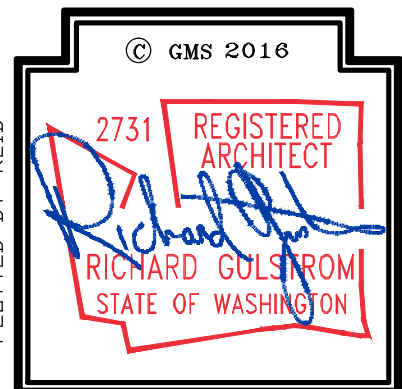
4 SUN AND SHADOW @ 3:00 PM
SCALE: NTS

2 SUN AND SHADOW @ 11:00 AM
SCALE: NTS



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office@gmsarch.com

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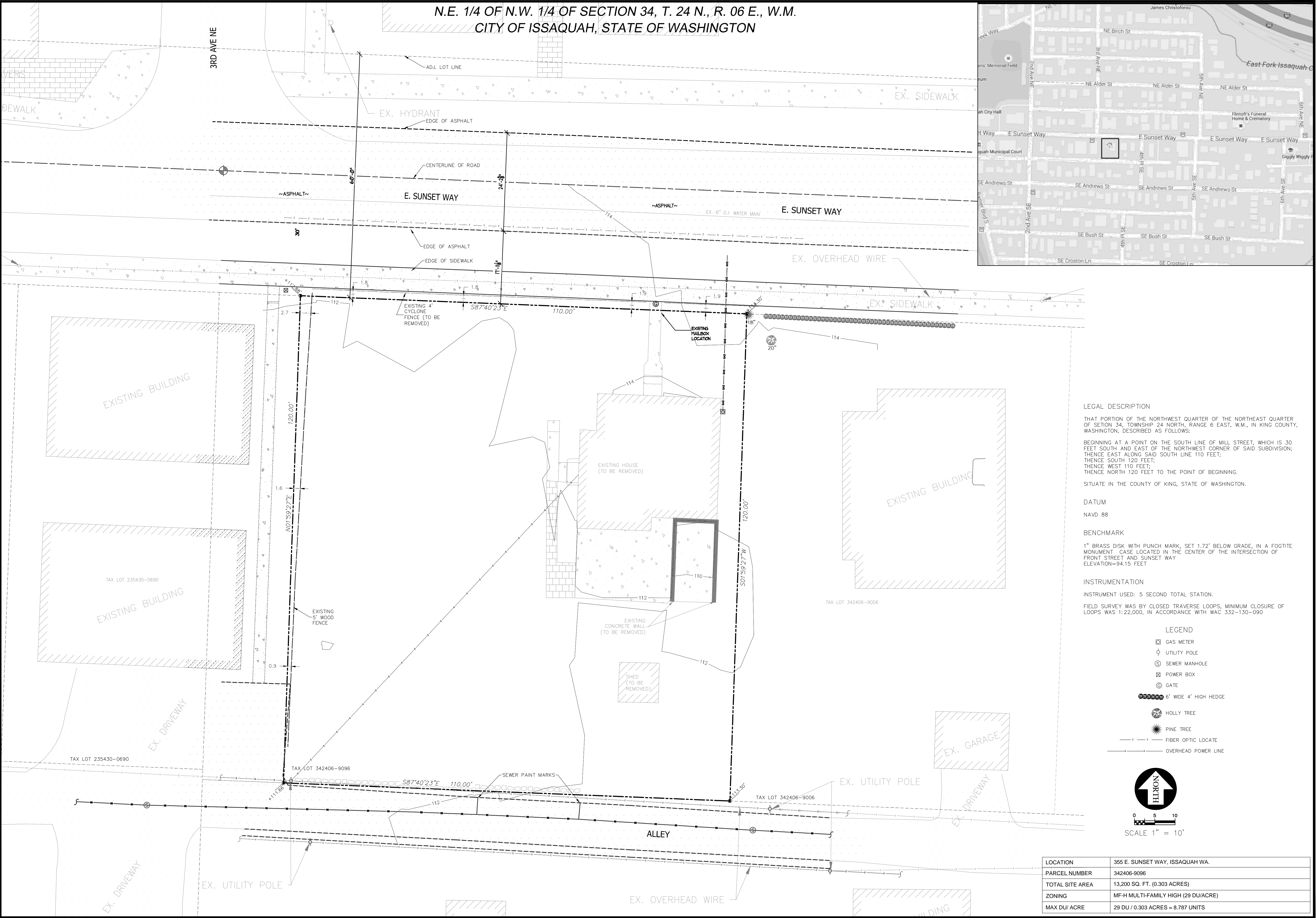


SUNSET 7 APARTMENTS
PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: THICK BRICK, LLC
19530 SE 51ST STREET
ISSAQUAH, WA 98021
CONTACT: DJ LOVERIDGE

SUN AND SHADOW
ANALYSIS

Date: 04-15-16
Drawn: RAG
Job #: 1422
Revisions:





LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE 110 FEET; THENCE SOUTH 120 FEET; THENCE WEST 110 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DATUM
NAVD 88

BENCHMARK
1" BRASS DISK WITH PUNCH MARK, SET 1.72' BELOW GRADE, IN A FOGITTE MONUMENT CASE LOCATED IN THE CENTER OF THE INTERSECTION OF FRONT STREET AND SUNSET WAY
ELEVATION=94.15 FEET

INSTRUMENTATION
INSTRUMENT USED: 5 SECOND TOTAL STATION.
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090

- LEGEND
- GAS METER
 - UTILITY POLE
 - SEWER MANHOLE
 - POWER BOX
 - GATE
 - 6' WIDE 4' HIGH HEDGE
 - HOLLY TREE
 - PINE TREE
 - FIBER OPTIC LOCATE
 - OVERHEAD POWER LINE
- NORTH
- SCALE 1" = 10'

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9096
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
MAX DU/ ACRE	29 DU / 0.303 ACRES = 8.787 UNITS

REVISIONS	DESCRIPTION	BY	DATE

WILLIAM SHUPE HOLMEER
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
11332

DJ LOVERIDGE
355 E. SUNSET WAY

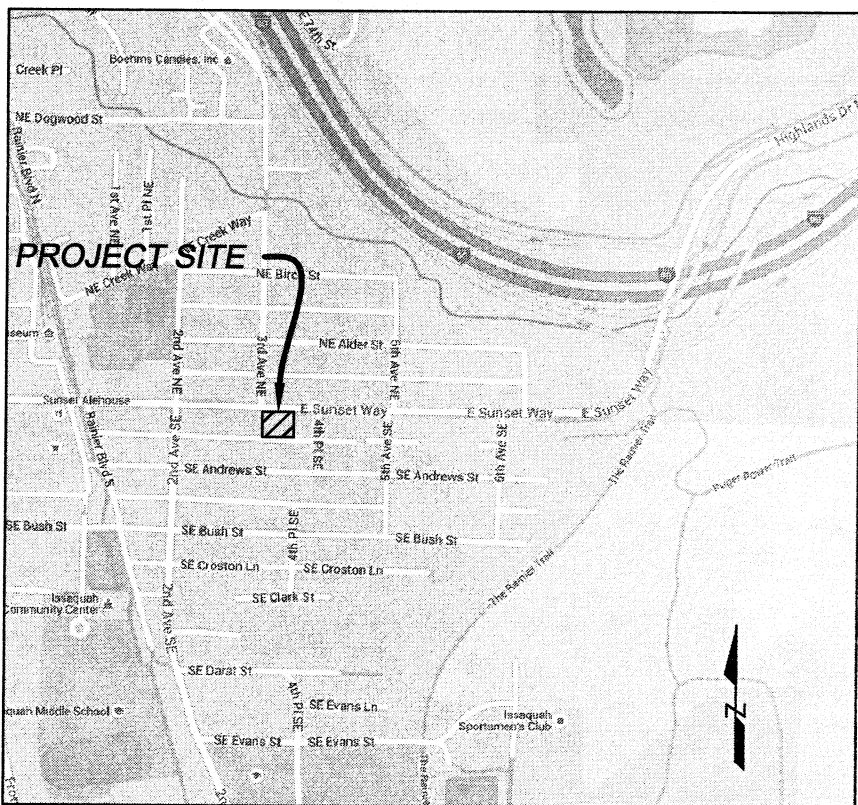
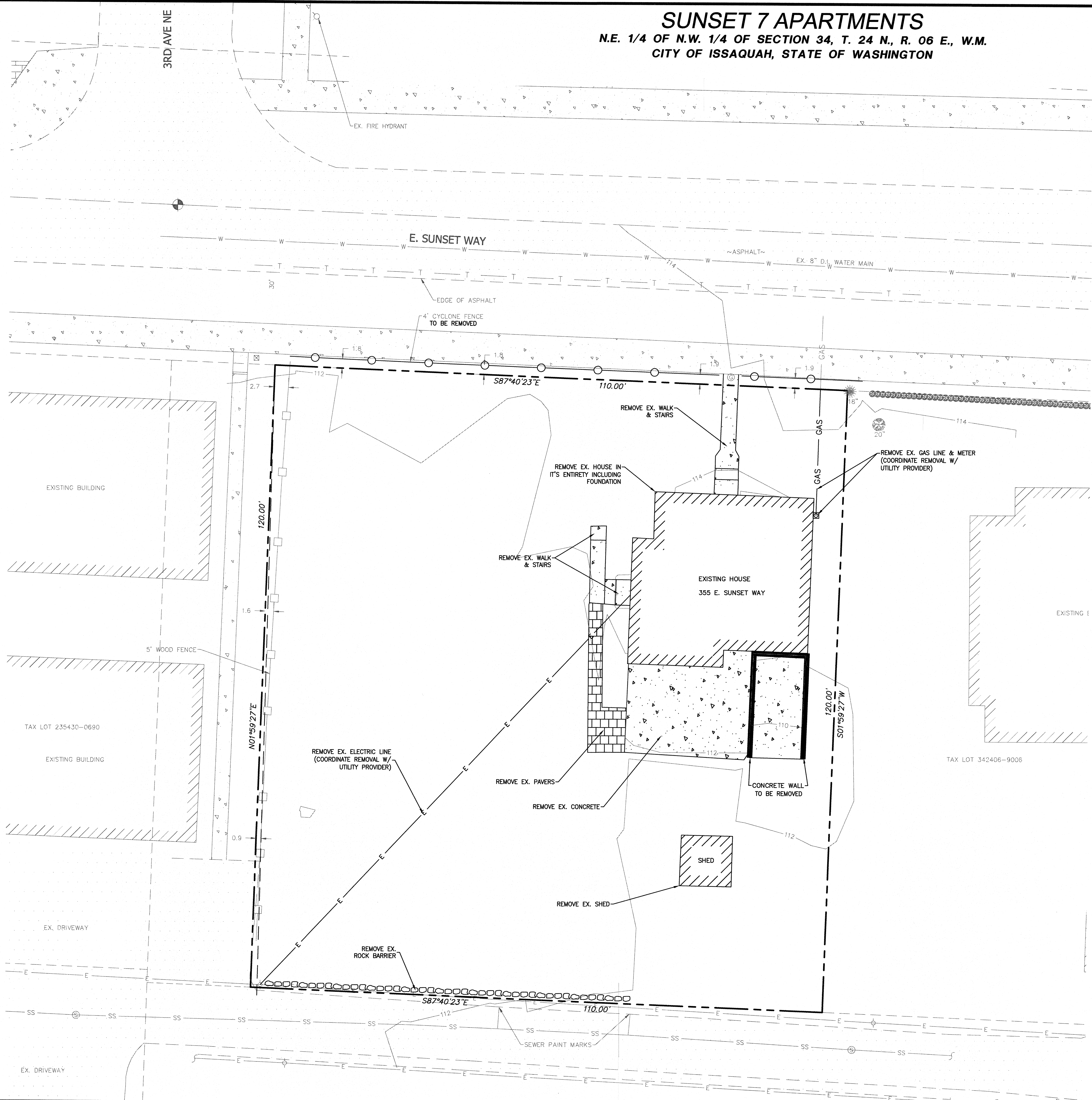
BOUNDARY/TOPOGRAPHY PLAN

ENGINEERING & SURVEYING
Western Washington Division
185 NE Juniper Street, Suite 201 - Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street - Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	14642
DATE	9/24/14
SCALE	1"=10'
DESIGNED	WSH
DRAWN	JEF
CHECKED	WSH
APPROVED	WSH

SHEET 1 OF 1

SUNSET 7 APARTMENTS
N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SETION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG SAID SOUTH LINE 110 FEET;
THENCE SOUTH 120 FEET;
THENCE WEST 110 FEET;
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM:

NAVD 88

BENCHMARK:

1" BRASS DISK WITH PUNCH MARK, SET 1.72' BELOW GRADE, IN A FOGTITE MONUMENT CASE LOCATED IN THE CENTER OF THE INTERSECTION OF FRONT STREET AND SUNSET WAY
ELEVATION=94.15 FEET

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

PROJECT INFORMATION:

OWNER: WHICH IS PROMISE, LLC
19538 SE 51st STREET
ISSAQUAH, WA 98027
(425) 453-2088
CONTACT: PAUL LOVERIDGE

ENGINEER: ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250
CONTACT: BARRY CONSTANT, P.E.

TAX PARCEL NUMBER: 3424069096

GROSS SITE AREA: ±13,200 S.F. (0.30 AC.)

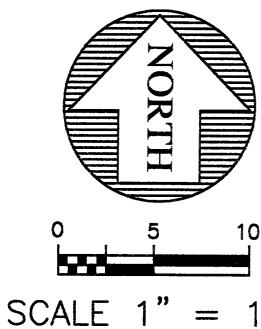
PROPOSED USE: MULTI-FAMILY (HIGH) RESIDENTIAL

WATER & SEWER SERVICE: CITY OF ISSAQUAH

SITE DATA:

PROPOSED BUILDING SETBACK:
FRONT YARD: 10' (20' TO GARAGE)
SIDE YARD: 5'
REAR YARD: 20'

PROPOSED SITE CONDITION:
NEW IMPERVIOUS AREA: 6,546 S.F. (0.15 AC.)

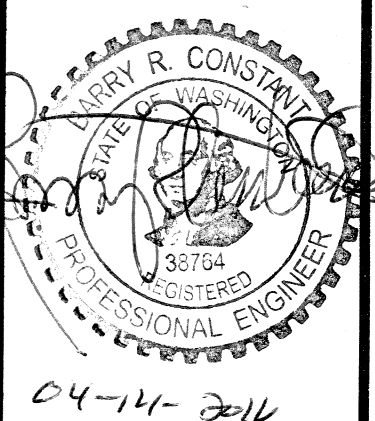


SHEET INDEX:

TITLE	
COVER / EX. CONDITIONS / DEMO. SHEET	C1.0
TESC & GRADING PLAN	C2.0
DRAINAGE & UTILITY PLAN	C3.0
DETAILS	C4.0



REVISIONS	
DESCRIPTION	DATE
INITIAL SUBMITTAL	BRC 02/07/2016

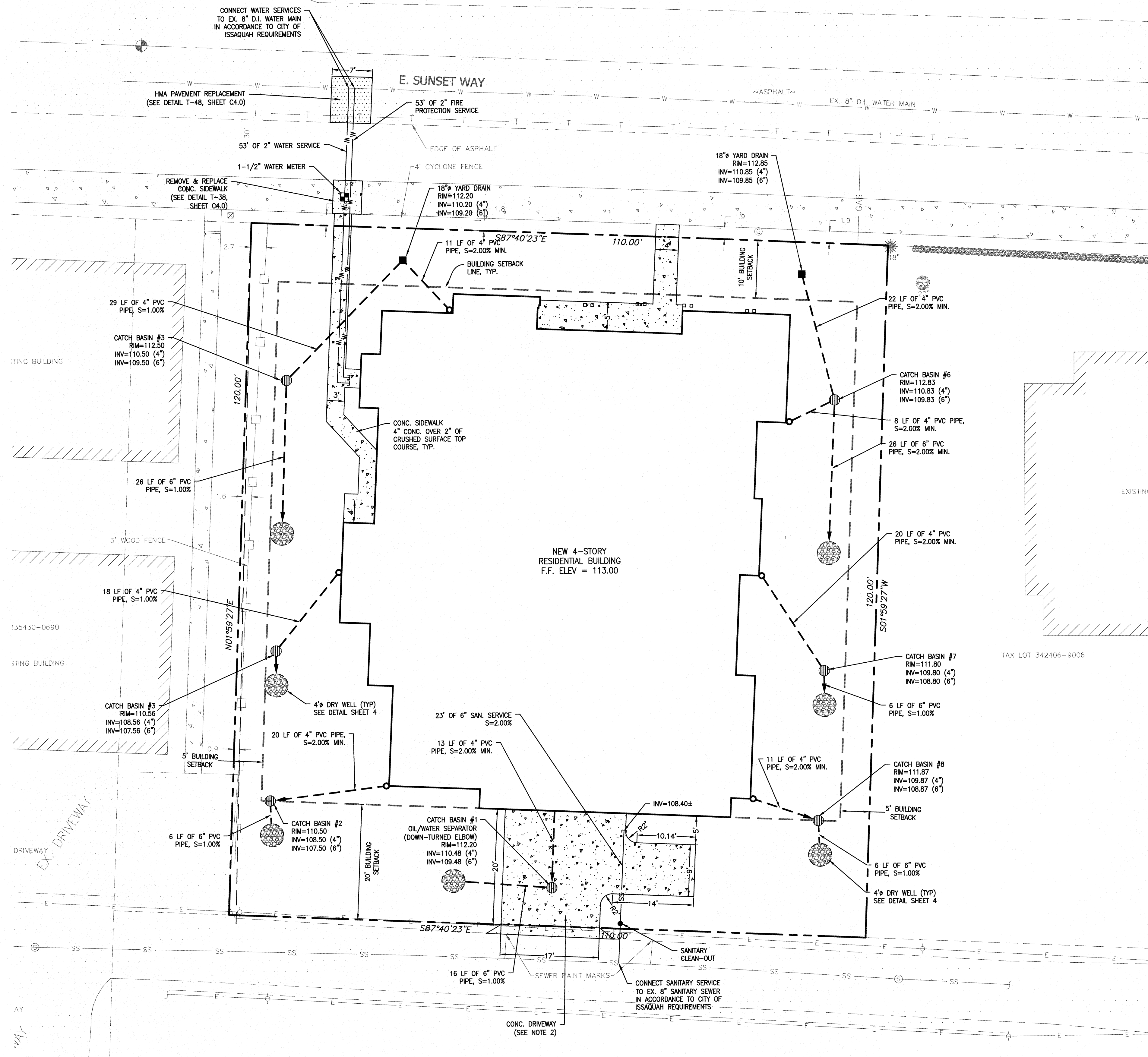


SUNSET 7 APARTMENTS
THICK BRICK, LLC
COVER / EX. CONDITIONS / DEMO. SHEET

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

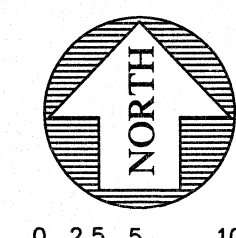
JOB NO.	146421
DATE	01/25/16
SCALE	1"=10'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	C1.0

SUNSET 7 APARTMENTS
N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON



CONSTRUCTION NOTES:

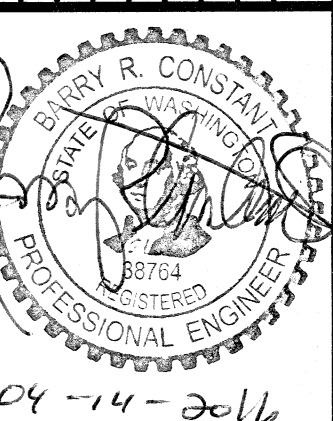
- HMA PAVEMENT REPLACEMENT SHALL BE OF THE SAME COMPOSITION AND THICKNESS AS THE EXISTING PAVEMENT IT ABUTS. ALL HMA ASPHALT SHALL BE COMPACTED TO 95% MAX. DENSITY. ALL SUBGRADE AND BASE FOR THE INSTALLATION SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
- CONCRETE DRIVEWAY PAVEMENT SHALL BE P.C.C. CLASS 3000 (AIR ENTRAINED) OVER 4" CSTC BASE. BASE COURSE AND SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR. CONCRETE PAVEMENT SHALL BE BRUSHED TRANSVERSELY WITH A FIBER OR WIRE BRUSH OF A TYPE APPROVED BY THE ENGINEER.
- ALL REPLACEMENT SIDEWALK SHALL BE OF THE SAME TYPE AND THICKNESS AS THE EXISTING SIDEWALK WHICH IT ABUTS. ALL SUBGRADE AND BASE FOR THE INSTALLATION SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.



SCALE 1" = 10'



REVISIONS	BY	DATE	DESCRIPTION
INITIAL SUBMITTAL	BRC	02/01/2016	



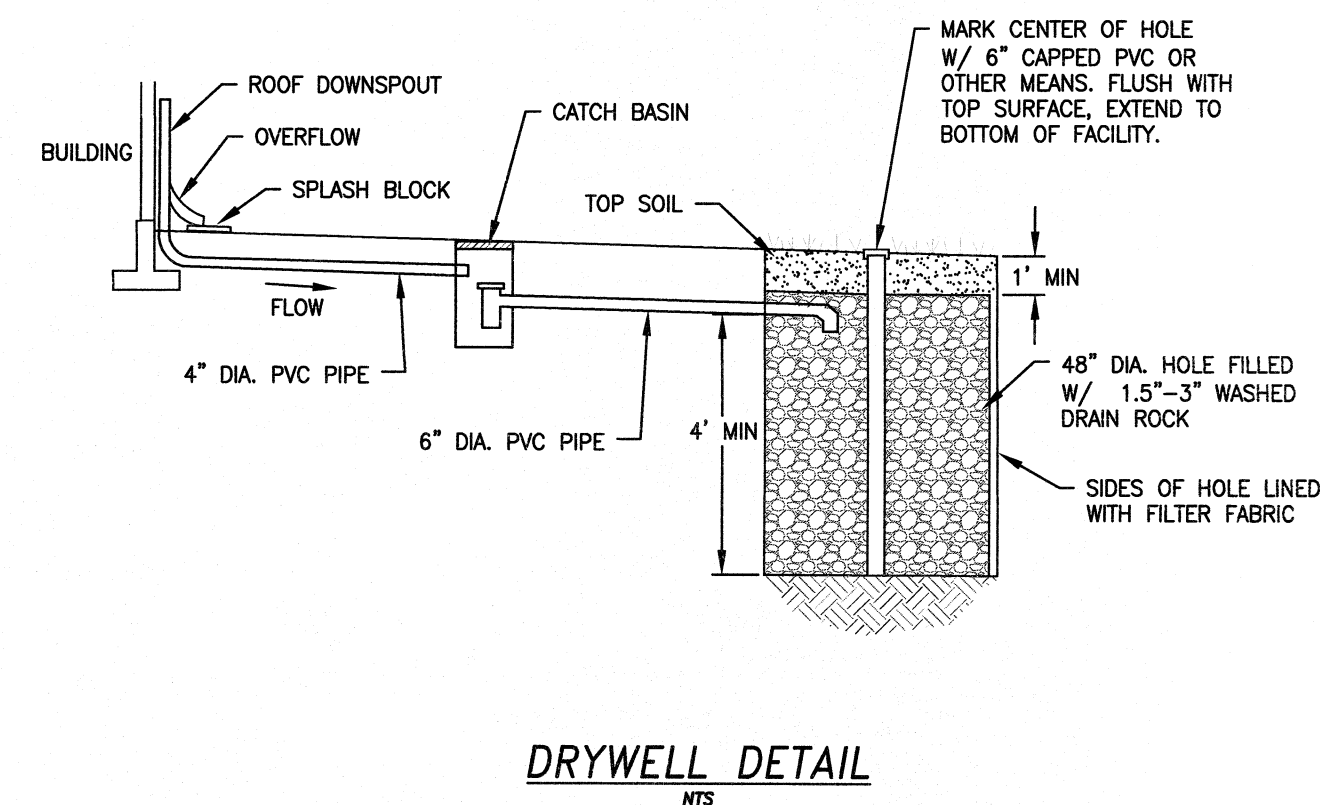
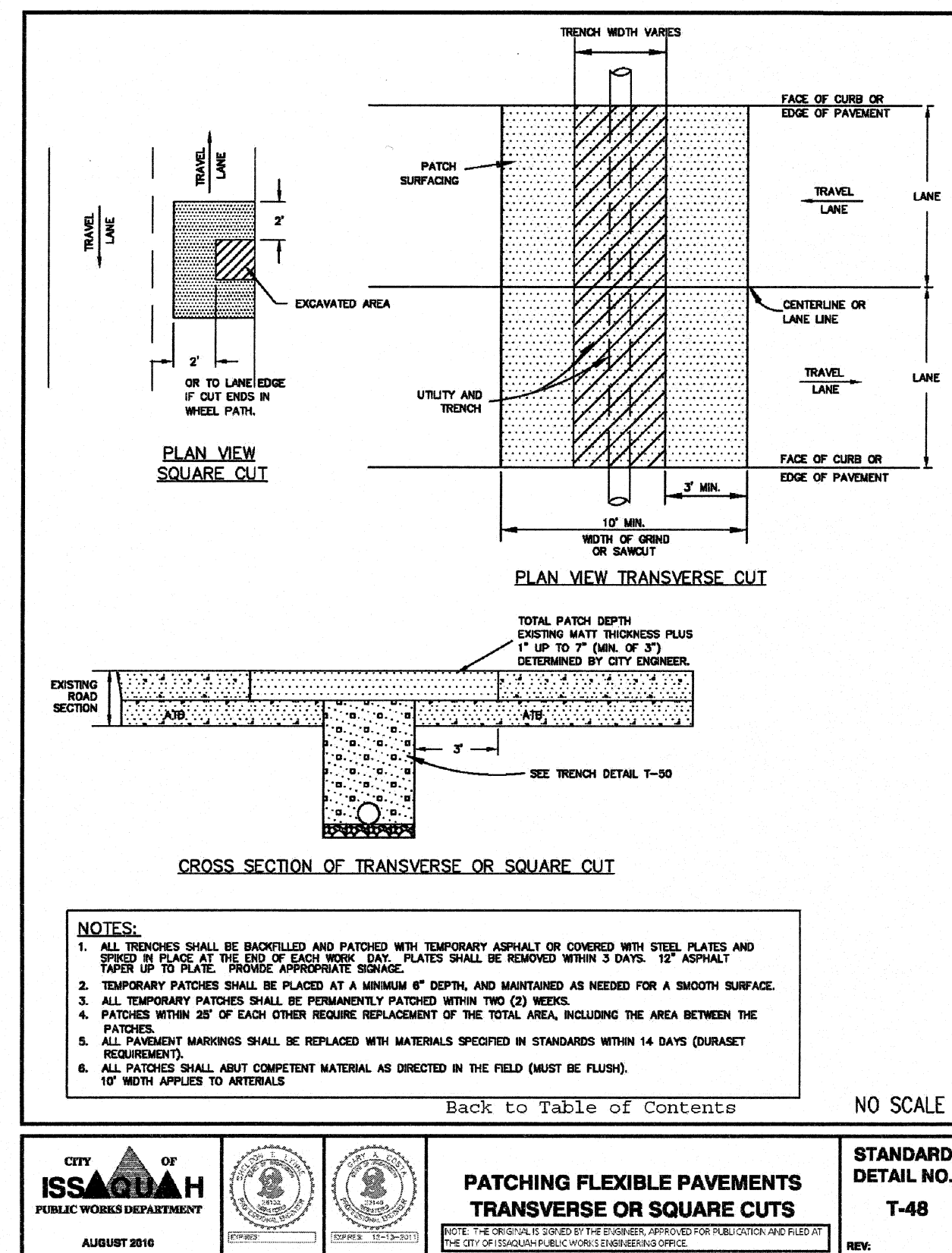
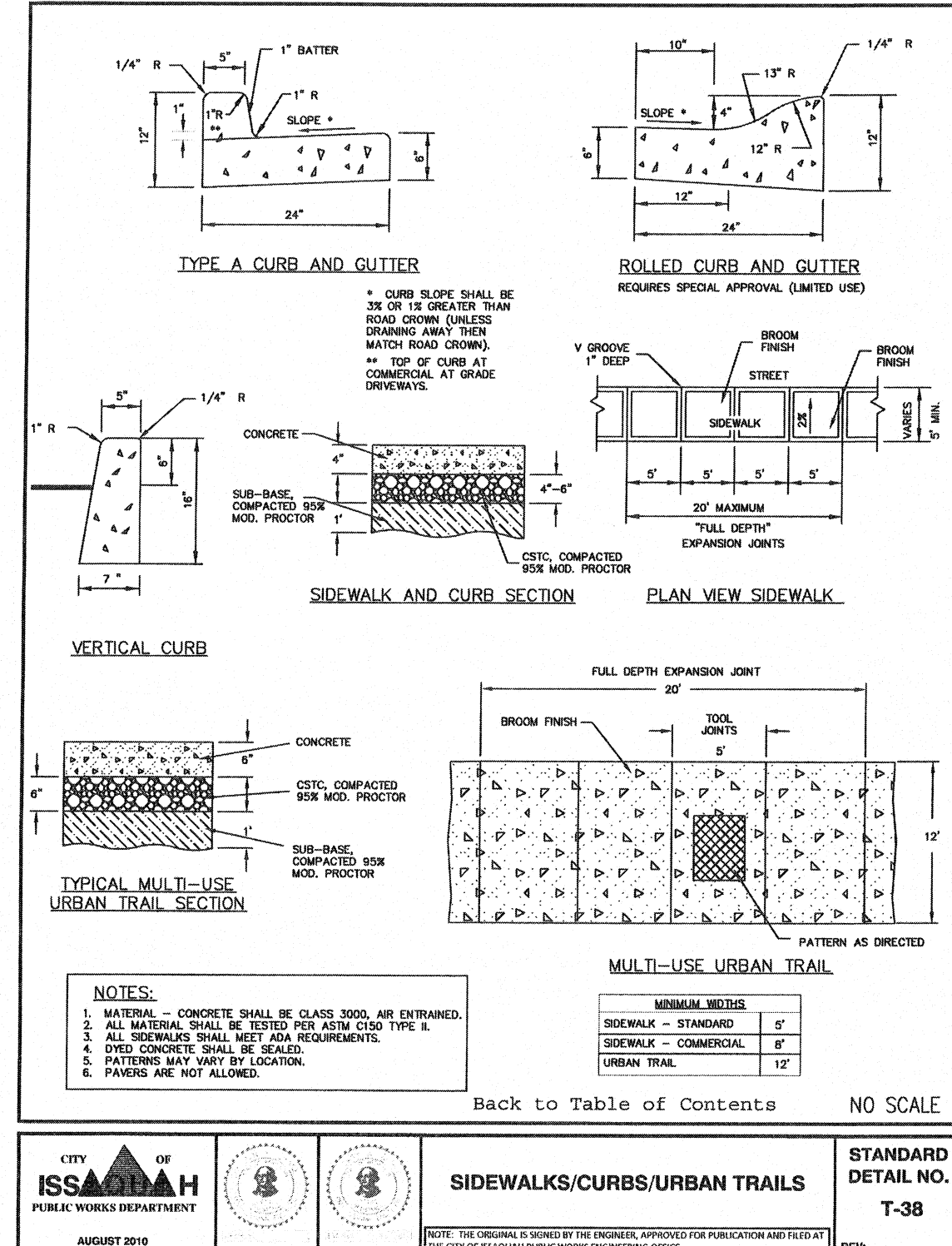
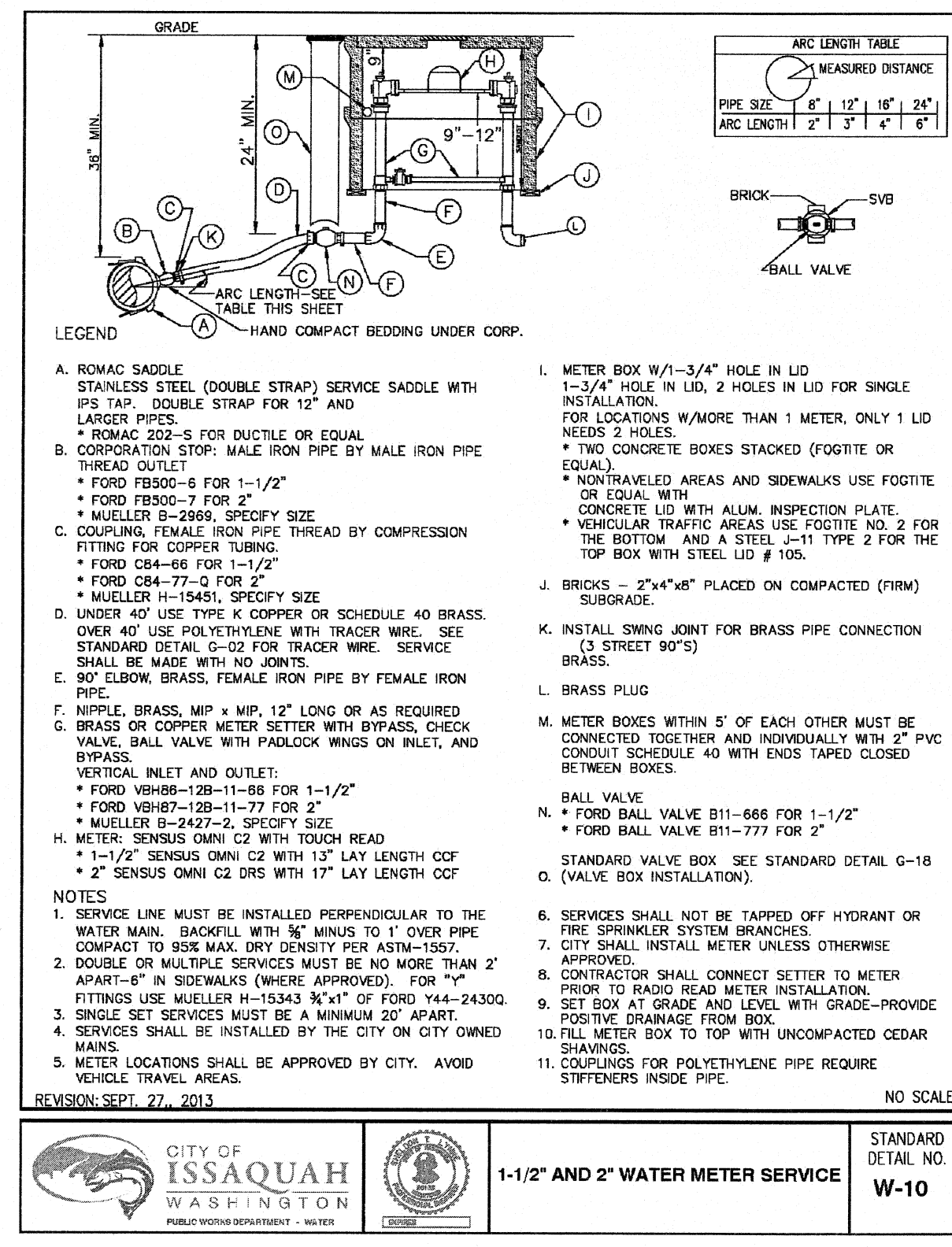
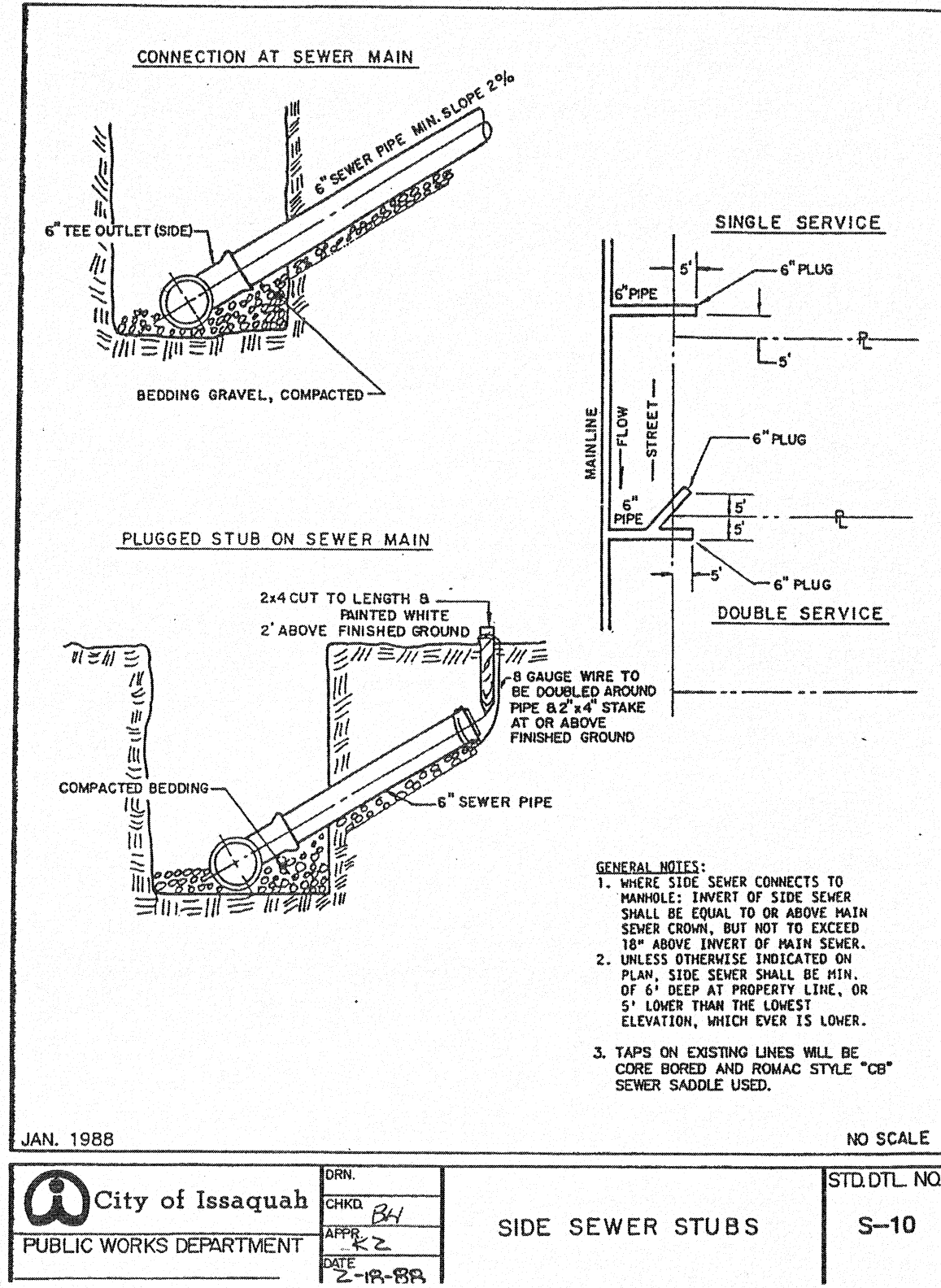
SUNSET 7 APARTMENTS
THICK BRICK, LLC
DRAINAGE & UTILITY PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0350 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	01/25/16
SCALE	1"=10'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC

SHEET C3.0

**N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON**



DRYWELL DETAIL
NTS

EXCEPT AS OTHERWISE NOTED HEREIN, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY AND AS RECOMMENDED IN APPLICABLE AMERICAN WATERWORKS ASSOCIATION (AWWA) SPECIFICATIONS AND/OR THE WASHINGTON STATE CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND/OR WASHINGTON STATE DEPT. OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND/OR ISSAQUAH WATER STANDARDS, AND ACCORDING TO THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL OR EQUIPMENT USED.

SUNSET 7 APARTMENTS
THICK BRICK, LLC

DETAILS

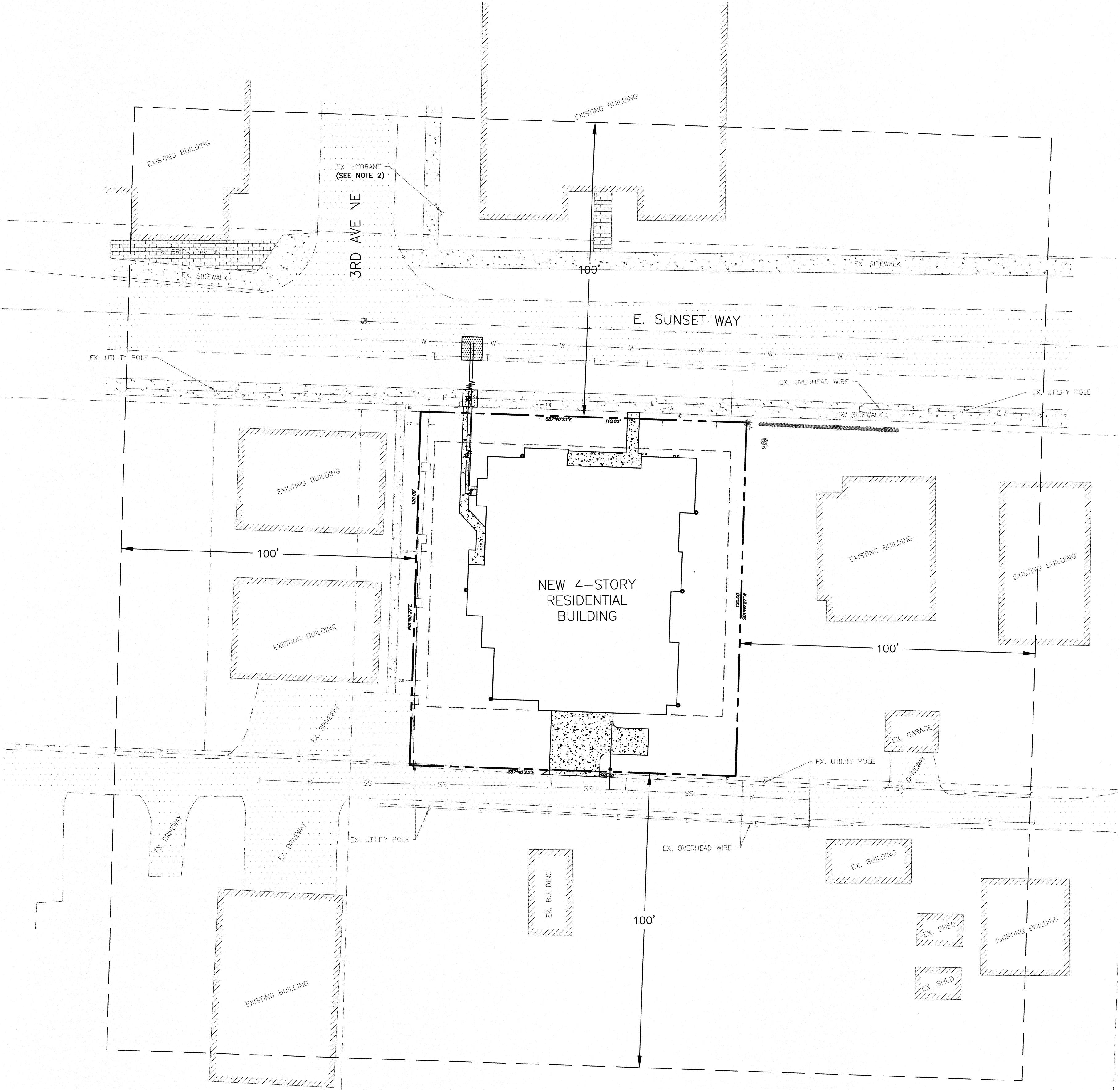
Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

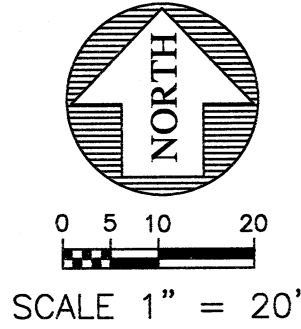
JOB NO.	146421
DATE	01/25/16
SCALE	N.T.S
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC

SHEET C4.0

SUNSET 7 APARTMENTS
N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON



- NOTES:
- 4 DRIVEWAYS AND 1 ROAD LOCATED WITHIN 100' OF THE PROJECT SITE.
 - NEAREST FIRE HYDRANT TO PROJECT SITE IS LOCATED AT THE CORNER OF 3RD AVE NE AND E. SUNSET WAY



REVISIONS		DATE
DESCRIPTION	BY	DATE
INITIAL SUBMITTAL	BRC	02/07/2016
© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING		

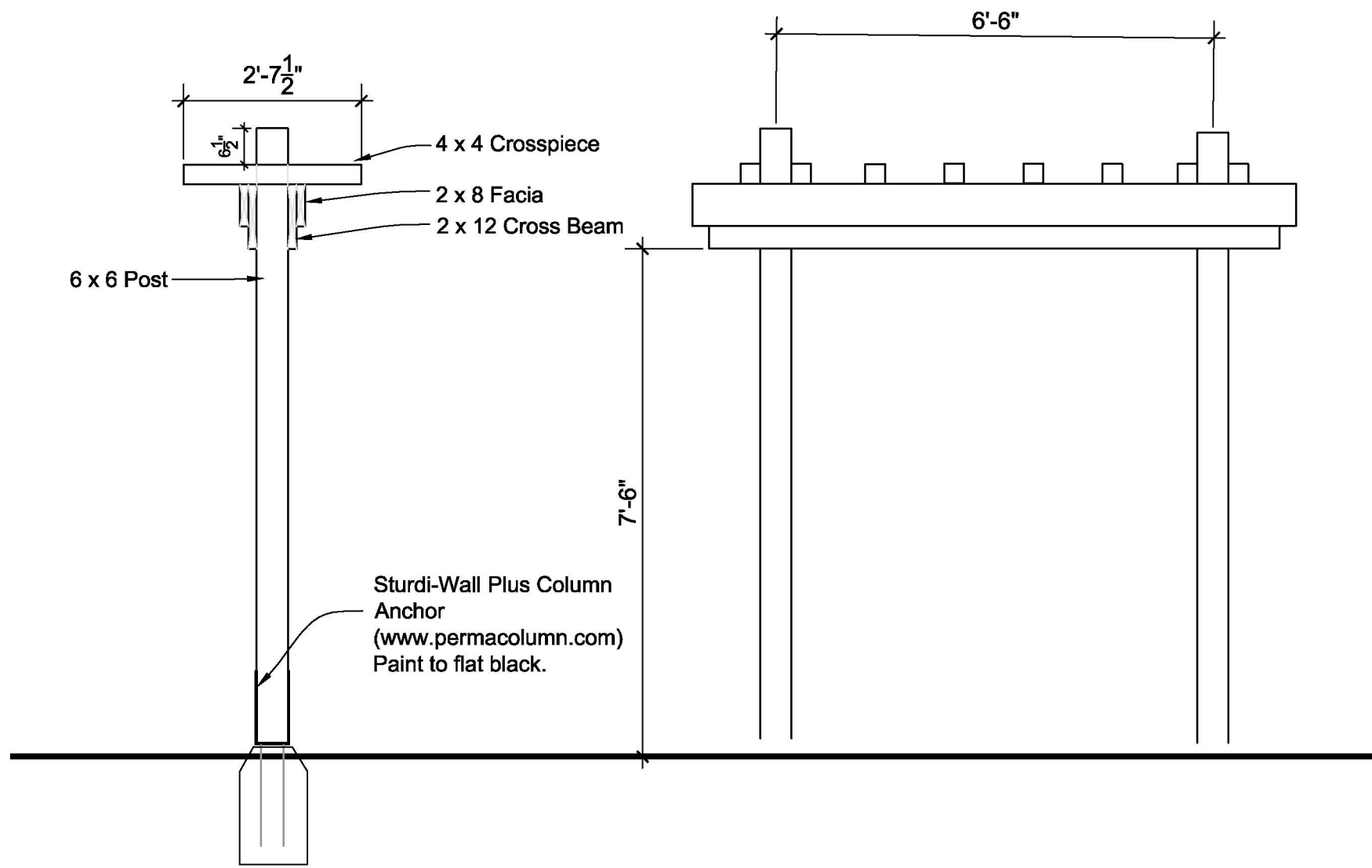
SUNSET 7 APARTMENTS
THICK BRICK, LLC
EXHIBIT A

Encompass
ENGINEERING & SURVEYING

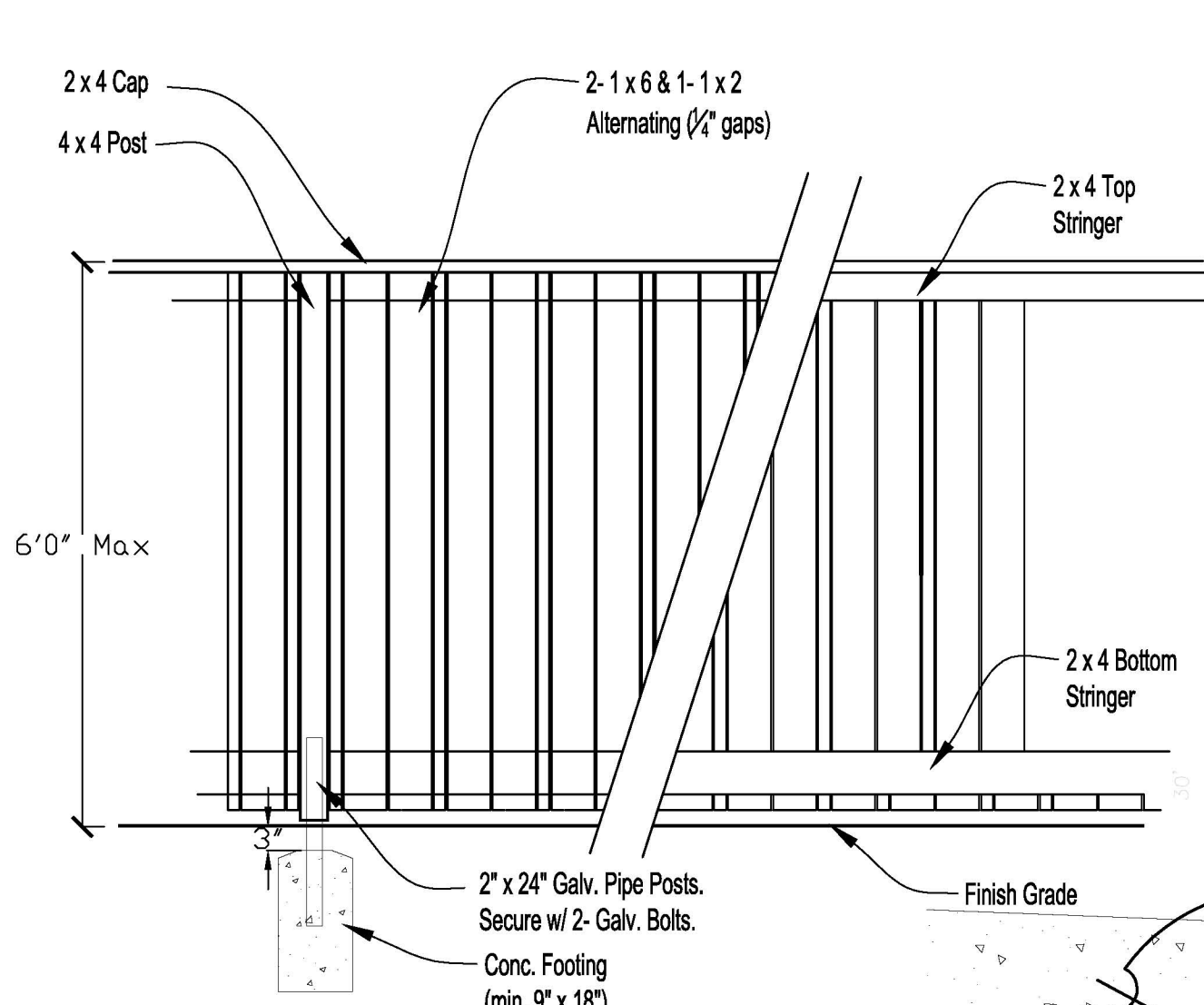
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	04/05/16
SCALE	1"=20'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC

SHEET EX-A



Arbor Entryway



Screen Fence

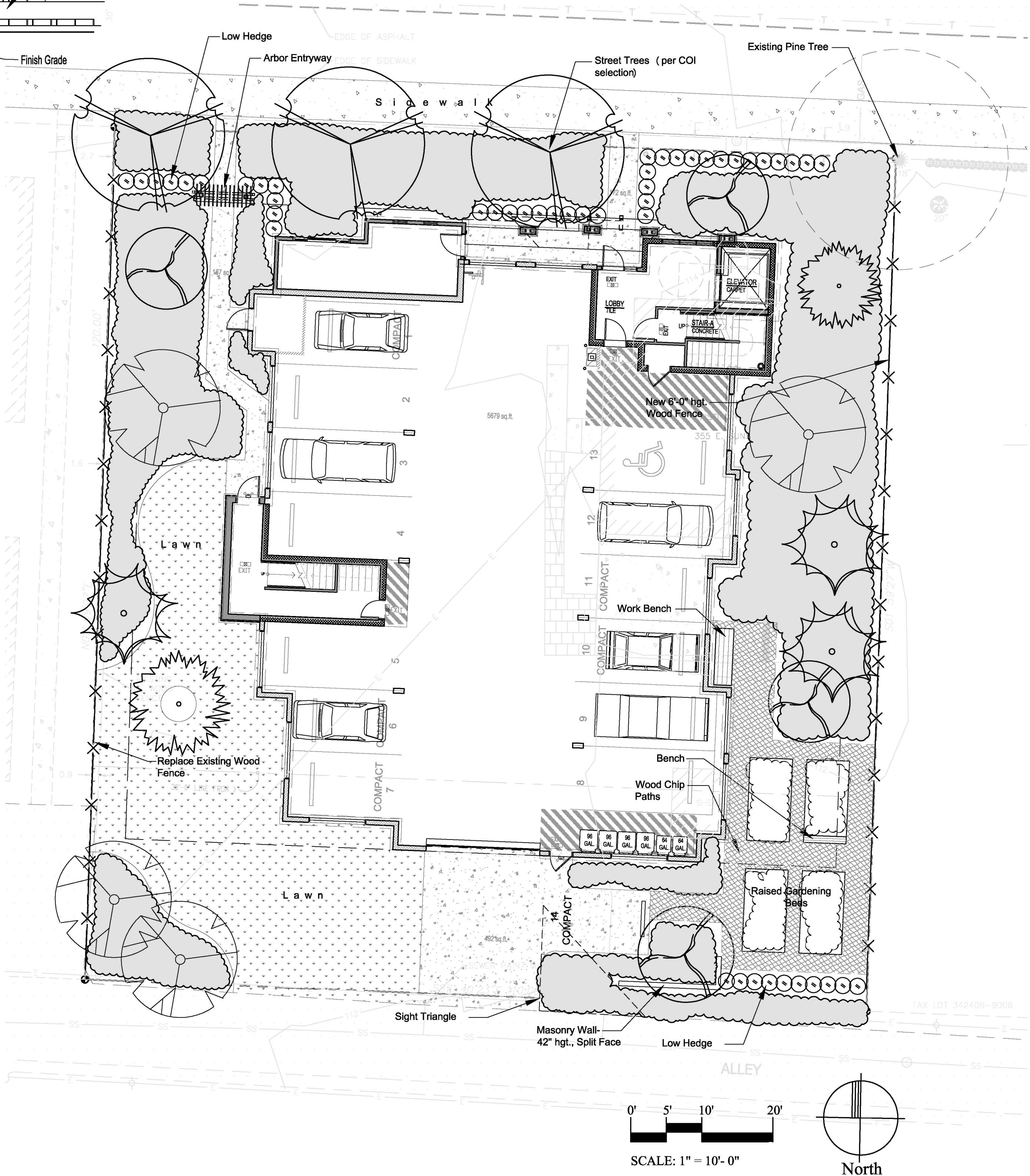
PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
TREES:			
x		Acer circinatum/ VINE MAPLE	min. 1-1/2" cal.
x		Calocedrus decurrens/ INSENSE CEDAR	min. 8' hgt.
x		Magnolia g. 'Victoria'/ EVERGREEN MAGNOLIA	min. 1-1/2" cal.
x		Street Tree	min. 2-1/2" cal., street tree form
x		Pyrus c. 'Cambridge'/ FLWG. PEAR	min. 2" cal.
		Cornus 'Eddie's White Wonder'/ HYBRID DOGWOOD	
SHRUBS / GRD.COVERS/ PERENNIALS:			
		Arbutus unedo/ STRAWBERRY TREE	min. 30" hgt., central leader
		Buxus 'Winter Gem'/ KOREAN DOGWOOD	min. 18" spr.
		Chosiya t. 'Sundance'/ MEXICAN ORANGE	min. 36" hgt.
		Epimedium x v. 'Sulphurum'/ BISHOPS CAP	min. 1 gal.
		Kalmia l. 'Ostbo Red'/ MTN. LAUREL	min. 24" spr.
		Ligustrum j. 'Texanum'/ TEXAS WAX LEAF PRIVET	min. 4' hgt., trained standard
		Mahonia repens/ CREEPING MAHONIA	1 gal.
		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal. cans
		Ribies s. 'King Ed. VII'/ FLWG.CURRENT	min. 30" hgt.
		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 30" hgt.
		Pennisetum a. 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
		Pittosporum t. 'Wheeler's Dwarf'/ TOBRIA	min. 24" spr., compact
		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.c.
		Prunus l. 'Mt. Vernon'/ DWARF LAUREL	min. 15' spr.
		Sarcococca humilis / LOW SARCOCOCCA	min. 12" spr., spreading forms.
		Sedum 'Autumn Joy'/ SEDUM	1 gal.
		Taxus b. 'Fastigiata'/ IRISH YEW	min. 5'-0" hgt.
		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
as required		Lawn	No. 1 Sod

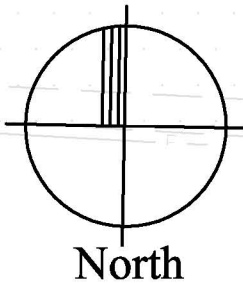
* Plant sizes are specified per the American Standard for Nursery Stock, Publication-May 2, 1986 sponsored by the American Association of Nurserymen, Inc.

* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.

* Plant names shown in 'bold' are native/ drought tolerant.



0' 5' 10' 20'
SCALE: 1" = 10'- 0"



SUNSET 7 APARTMENTS

355 East Sunset Way
Issaquah, WA 98027

for: WHICH IS PROMISE, LLC



Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
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Preliminary
Landscape Plan

Project No.:
Drawn: GT
Checked: GT

Drawing Issue:
2.24.16

Revisions:

Sheet
L1
of 1